This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090052

Davidson County DEEDWARR
Recvd: 02/12/09 11:36 2 pgs
Fees:13.00 Taxes:445.85

20090212-0012363

Send Tax Bills To:
Regions Bank D/B/A Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

New Owner is:
Brent Winczewski
501 Achievement Drive
Nashville, TN 37209

MAP: 090-16-0

PARCEL: 186.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Nhung Ngoc Huynh and wife Dung My Le**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brent Winczewski, an unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 519 on the Plan of Charlotte Park, Section 7, of record in Plat Book 2663, page 122, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Nhung Ngoc Huynh and wife, Dung My Le, by Warranty Deed from Ronald W. Demonbreun and wife, Debbie C. Demonbreum, dated 8-26-98 and recorded 9-3-98 in Book 11099, page 245, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **501 Achievement Drive, Nashville, TN 37209**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 10th day of February, 2009.

GRANTOR(S):

NHUNG NGOC HUYNH

DL

DUNG MY LE

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **NHUNG NGOC HUYNH AND WIFE DUNG MY LE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 6th day of February, 2009.

NOTARY PUBLIC

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

My Commission Expires: 9-26-09

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$120,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 6th day of February, 2009.

NOTARY PUBLIC

My commission expires: 9-26-09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009