This space for Register's Office:

Davidson County DEEDWARR
Recvd: 02/24/09 14:42 2 pgs
Fees:13.00 Taxes:225.70
20090224-0016244

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willowhill Circle Suite 3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Tiffany Tran Chin
1929 Laurinda Drive
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

Map & Parcel No. 107.05-0-158.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Hunley Homes, Inc.** hereinafter called the **Grantor**, does hereby convey unto Tiffany Tran Chin, a single woman, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

That certain tract or parcel of land situate, being known as Lot No. 56 on the Plan of Bel Air, Section 2, as per plat of record in Book 2900, Page 29-32 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Hunley Homes, Inc. by Special Warranty Deed of record in Instrument No. 20090121-0005120, Register's Office for said County.

Map & Parcel No. 107.05-0-158.00

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 1929 Laurinda Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of February, 2009.

John McVoy, Vice President

State of Tennessee
County Sumner

BEFORE ME, the undersigned authority, on this day personally appeared John McVoy , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Vice-President of Hunley Homes, Inc. . the within named bargainor, a corporation and that he as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

SUBSCRIBED AND SWORN TO BEFORE ME this 13th day of February, 2009.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/18/12

KIMBERLY R. HARGROVE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $61,000.00

Affiant

Sworn and subscribed before me on 2/13/2009.

Notary Public

My Commission Expires: 6/18/12

KIMBERLY R. HARGROVE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY