This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090276

ATOMIC ESCROW
2009040100
PO BOX 60888
Nashville, TN 37206

Send Tax Bills To:
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

BILL GARRETT, Davidson County
Trans:T20090029288 DEEDWARR
Recvd: 05/04/09 13:50 2 pgs
Fees:13.00 Taxes:373.70
20090504-0040509

New Owner is:
David A. Abbott
63 Whitesett Road
Nashville, TN 37210

MAP: 119-06-0

PARCEL: 244.00

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, **Tinh V. Le, and Thuong Thi Le, both unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **David A. Abbott, unmarried, and Phimmasy Souriyaphong, unmarried, as joint tenants with the right of survivorship**, 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:

Being Lot No. 1 on the plan of Laurel Acres, Section II, of record in Plat Book 2133, page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tinh V. Le and Thuong Thi Le, both unmarried, by Warranty Deed from Steven T. Zewicky and wife, Angela C. Zewicky, dated 8-9-96 and recorded 8-14-96 in Book 10156, page 645, Register's Office for 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: **63 Whitesett Road, Nashville, TN 37210**

TL TL
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 29th day of April, 2009.

GRANTOR(S):

TINH V. LE

THUONG THI LE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **TINH V. LE AND THUONG THI 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 29th day of April, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$101,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 29th day of APRIL, 2009.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 01/07/2013