WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/09 15:24 4 pgs
Fees:23.00 Taxes:1021.20
20090603-0051397

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 276,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May , 2009 .

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Minh Nguyen	SIRVA Mortgage, Inc.	172050B14300CO
(NAME)	(NAME)	
412 Carphilly Court	6200 Oak Tree Blvd., Ste 300	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 26th day of May , 20 09 , by and between **MICHAEL BRODY-WAITE, SINGLE**, party of the first part, and **MINH NGUYEN AND QUYNHTHU NGUYEN, HUSBAND AND WIFE**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Being Lot No. 29 on the Final Plat for Sterling Oaks, Phase III, as of record in Instrument No. 2000112-20115320, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael Brody-Waite by Deed from Clevan Lethanial Williams, unmarried of record in Instrument No. 20060525-0061575, Register's Office for said Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

MICHAEL BRODY-WAITE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MICHAEL BRODY-WAITE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of March, 09.

Commission expires: July 25, 2009

GARY BOSHERS
TENNESSEE NOTARY PUBLIC
My Comm. Expires 7-25-2009
DAVIDSON COUNTY

Notary Public

File No.: 290400706

EXHIBIT B

All matters as set forth per Plat Book 25, Page 507, Register's Office for Wilson County, Tennessee.

Restrictions of record in Record Book 1048, Page 1347, Record Book 1102, Page 1570, and Record Book 1114, Page 25, Register's Office for Wilson County, Tennessee.

Subject to a Wilson Utility Easement of record in Record Book 1063, Page 162, Register's Office for Wilson County, Tennessee.

Subject to an Easement to Middle Tennessee Electric Membership Corporation of record in Deed Book 253, Page 227, Register's Office for Wilson County, Tennessee.

Subject to an Easement to the City of Mt. Juliet of record in Record Book 1102, Page 1579, Register's Office for Wilson County, Tennessee.

Subject to an Easement to West Wilson Utility District of record in Record Book 1141, Page 400, Register's Office for Wilson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

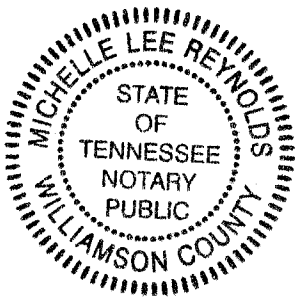
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011