Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1250

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned True M. Le, and wife, Hong Yu, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Sheryl A. Jackson, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Abbay Hall, Section I, of record in Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to True M. Le and Hong Yu, as joint tenants with rights of survivorship, by Warranty Deed, from Donna C. Darnell and husband, Brian K. Darnell, of record in Instrument No. 20020429-0052455, dated April 26, 2002 and re-recorded in Instrument No. 20020610-0070497, Register's Office for Davidson County, Tennessee. True M. Le and Hong Yu, as joint tenants with rights of survivorship, by Quitclaim Deed conveyed said property to Catherine H. Gwyn, Trustee, and by same Quitclaim Deed, fo r the express purpose of creating a tenancy by the entireties, Catherine H. Gwyn, Trustee, reconveyed said property to True M. Le and wife, Hong Yu, of record in Instrument No. 20020610-0070498, dated June 10, 2002, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4721 Danby Drive, Nashville TN, 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 23rd day of September, 2009.

True M. Le

Hong Yu

BILL GARRETT, Davidson County
Trans: T20090065493 DEEDWARR
Recvd: 09/25/09 10:39 2 pgs
Fees: 13.00 Taxes: 728.90
20090925-0089250

State of California)
County of Santa Clara)

On this 22nd day of September, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Truc M. Le and Hong Yu, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Sept 23, 2009

ANCA RUHLEN
COMM. #1608801
Notary Public - California
Santa Clara County
My Comm. Expires Sep. 23, 2009

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 197,000.00.

Affiant

Sworn and subscribed before me on this the 23rd day of September, 2009.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Sheryl A. Jackson 4721 Danby Drive Nashville, TN 37211	New Owner	133-13-77