(2)

BILL GARRETT, Davidson County
Trans: T20090066462 DEEDWARR
Recvd: 09/30/09 10:39 2 pgs
Fees: 13.00 Taxes: 388.50

20090930-0090658

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is ~~$105,000.00~~

Affiant

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 29th day of September, 2009.

Georgette R Kennedy
Notary Public
My commission expires: 05-06-13

03-0909-36195

Address of New Owner:	Send Tax Bills to:	Tax Information
Hue Vo 1151 Antioch Pike Nashville TN 37211	New Owner	134-05-0 017.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra C. Ingle, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hue Vo and Nga T. Bach**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County. State of Tennessee, described as follows: to- wit:

Land in the 5th, formerly the 7th Civil Sitrict of Davidson County, Tennessee, being Lot No. 15 on the Plan of Floravalley, not of record, described according to a survey made by Hickerson-Miller, Engineers, Surveyors, July 7, 1955, as follows:

Beginning on the southerly margin of Antioch Pike at its intersection with the northerly line of the NC & St. L. Railroad right-of-way, said point being the most easterly corner of Lot No. 23 on said unrecorded plan; thence with the southerly mrgin of said Antioch Pike westwardly 1151.0 feet to the corner of Lot Nos. 15 and 16; thence southerly a distance of 238.8 feet to a point in the northerly right-of-way of the NC & St. L Railroad; thence westerly 86.0 feet along said NC & St. L. Railroad right-of-way; thence northerly 245.8 feet to the southerly right-of-way of Antioch Pike; thence easterly along the southerly margin of Antioch Pike 81.0 feet to the point of origin.

Being the same property conveyed to James E. Cunningham and wife, Myra P. Cunningham by deed from Ernest M. Cunningham and wife, Margie Marie Cunningham dated April 28, 1969, recorded April 30, 1969, in Book 4329, Page 296, Register's Office for Davidson County, Tennessee. James E. Cunningham having since died.

Myra P. Cunningham, a widow, conveyed her interest in subject property to Myra P. Cunningham, a widow and Sandra C. Ingle as joint tenants with right of survivorship by Quitclaim Deed dated May 24, 2004, recorded June 14, 2004, of record in Instrument No. 20040614-0070035, Register's Office for Davidson County, Tennessee. Myra P. Cunningham having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1151 Antioch Pike, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantees, their 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 my hand this 24th day of September, 2009.

Sandra C. Ingle
Sandra C. Ingle

Cindy Lockhart, her attorney in fact
By: Cindy Lockhart, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Cindy Lockhart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **attorney in fact for Sandra C. Ingle** and that she is authorized by Sandra C. Ingle to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN, this 24th day of September, 2009.

Diane K. Mann
Notary Public at Large

My commission expires: 02/11/2013

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN