This instrument is being recorded pursuant to a Power of Attorney of record in Instrument No. 20091120010696S, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090079039 DEEDWARR
Recvd: 11/20/09 09:28 2 pgs
Fees:13.00 Taxes:425.50

20091120-0106966

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2009.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

TAMIRA J. PYLE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hoa Ngoc Nguyen and Tu Thi Trinh 330 Elysian Fields Rd Nashville TN 37211	BAC Home Loan P.O. Box 10219 Van Nuys, CA 91410	Map 133.11 Parcel 56

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Edwin ("Eddie") L. Bryan by and through Mary K. Bryan Attorney-in-Fact and Mary K. Bryan, Trustees, Bryan Family Revocable Living Trust Agreement, dated November 29, 2004

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Hoa Ngoc Nguyen and Tu Thi Trinh

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 49 and the easterly 29 feet of Lot No. 48 on the Plan of Paragon Hills as of record in Book 3500, Page 81, Register's Office for said County.

Said Lot No. 49 and part of Lot No. 48 adjoin and front together 79 feet on the northwesterly side of Elysian Fields Road and extends back 207.4 feet along the Northeasterly line and 193.84 feet, more or less, on the southwesterly line to a dead line in the rear, measuring 94.5 feet more or less thereon.

Being the same property conveyed to Edwin L. Bryan, a single man by Warranty Deed from W.L. Bainbridge Company, a partnership dated January 15, 1964, of record in Book 3702, Page 589, Register's Office, Davidson County, Tennessee. Property then conveyed to Edwin ("Eddie") L. Bryan and Mary K. Bryan, Trustees, Bryan Family Revocable Living Trust Agreement, dated Nov. 29, 2004 by Quitclaim Deed from Edwin L. Bryan dated November 29, 2004 of record in Instrument Number 20041201-0143285, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR OR GRANTORS SPOUSE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 3300, Page 100, amended in Book 3500, Page 81, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 3509, Page 159, Register's Office for Davidson County, Tennessee.
3) 2009 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **330 Elysian Fields Road, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand(s) this 13 day of November, 2009.

Edwin L. Bryan, Trustee by Mary K. Bryan Attorney-in-Fact
by Mary K. Bryan Attorney-in-Fact

Mary K. Bryan, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary K. Bryan with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged she is the Trustee of the Bryan Family Revocable Living Trust Agreement, dated November 29, 2004 of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13 day of November, 2009.

Donna C. Piork
NOTARY PUBLIC

DONNA C. PIORK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1-9-2012

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 Mary K. Bryan, Attorney-in-Fact for Edwin ("Eddie") L. Bryan, Trustee of the Bryan Family Revocable Living Trust Agreement, dated November 29, 2004 the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Edwin ("Eddie") L. Bryan Trustee of the Bryan Family Revocable Living Trust Agreement, dated November 29, 2004 for the purposes therein contained.

WITNESS my hand and official seal this 13th day of November, 2009

Donna C. Piork
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIORK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076