THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N16235

BILL GARRETT, Davidson County
Trans:T20090083926 DEEDWARR
Recvd: 12/14/09 09:26 2 pgs
Fees:13.00 Taxes:292.30
20091214-0113525

Property Address:
4851 Aster Drive, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Henry T. Huynh, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Julie Pham, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot# 36 on the Plan of Highview Acres, as of record in Book 2331, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Frank Evans, dated December 28, 2006, and recorded January 2, 2007, in the Register's Office for Davidson County, Tennessee, Instrument Number 20070102-0000359.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 10th day of December, 2009.

Henry T. Huynh {Seal}

State of TENNESSEE
County of Davidson

On this the 10th day of December, 2009, before me, the undersigned officer, personally appeared Henry T. Huynh, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

TINA TARACZKOZY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Comm. Expires November 12, 2012

Notary Public

My Commission expires: 11/12/2012

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $79,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 10th of December, 2009.

Lura Brady
Notary Public

My Commission expires: 7-24-2010

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010

Name of Owner and Property Address:
Julie Pham
4851 Peter Drive
Nashville TN 37211

Person Or Entity Responsible For Payment Of Taxes:
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Tax Parcel ID#: 133-16-0-007.00