BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00 Bach Mai Thi Ha Le Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2010. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: August 23, 2011 (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BACH MAI THI HA LE	SAME	102-03-201.00
(NAME) 529 LANDAU DRIVE	(NAME)	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RUOC THI NGUYEN AND TRUCLY TAN NGUYEN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BACH MAI THI HA LE,** HEREINAFTER CALLED THE GRANTEE, HER 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. 1307 on the Plan of Charlotte Park, Section 18-A, of record in Book 4660, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruoc Thi Nguyen and Trucly Tan Nguyen from Lee A. Cohen, Trustee by deed of record as Instrument No. 20061018-0129503, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

The grantee does hereby assume property taxes for the year 2010 and subsequent years.

This is not the principal residence of the Grantor, Trucly Tan Nguyen or Ruoc Thi Nguyen.

See Limited Power of Attorney of Trucly Tan Nguyen being recorded simultaneously herewith of record as Instrument No. 20100708-0053496, said Register's Office.

See Durable Power of Attorney of Ruoc Thi Nguyen being recorded simultaneously herewith of record as Instrument No. 20100708-0053497, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20100041822 DEEDWARR
Recvd: 07/08/10 11:37 2 pgs
Fees:13.00 Taxes:370.00

20100708-0053498

Unimproved ( )
This is improved(X) property, known as 6513 THUNDERBIRD DRIVE, NASHVILLE, TN 37209
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 hands this 2ND day of July, 2010.

TRUC LY TAN NGUYEN
By Martha nguyen attorney in Fact For Truly Tan nguyen

TRUCLY TAN NGUYEN
BY: MARTHA NGUYEN, ATTORNEY-IN-FACT FOR TRUCLY TAN NGUYEN

Ruoc thi nguyen
By Martha nguyen attorney in Fact For Ruoc thi nguyen

RUOC THI NGUYEN
BY: MARTHA NGUYEN, ATTORNEY-IN-FACT FOR RUOC THI NGUYEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2ND day of July, 2010, before me personally appeared **Martha Nguyen, Attorney in Fact for Trucly Tan Nguyen,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Trucly Tan Nguyen,** and who acknowledged that she executed the same as the free act and deed of **Trucly Tan Nguyen**.

Witness my hand and official seal at Nashville, Tennessee this 2ND day of **July, 2010**.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: **August 23, 2010**

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2010, before me personally appeared **Martha Nguyen, Attorney in Fact for Ruoc Thi Nguyen,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ruoc Thi Nguyen,** and who acknowledged that she executed the same as the free act and deed of **Ruoc Thi Nguyen**.

Witness my hand and official seal at Nashville, Tennessee this 2ND day of **July, 2010**.

My commission expires: **August 23, 2010.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public