This Instrument Prepared by, & Return To:
Charles E. Reed, Attorney at Law
P.O. Box 150992
Nashville, TN 37215
Telephone: (615) 631-2075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $121,056.80

Bi Van Nguyen
Affiant

DEREK QUARLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 6th day of July, 2010.

Notary Public
My commission expires: 9-22-13

Address of New Owner:	Send Tax Bills to:	Assessor's Parcel ID:
Jacky H. Nguyen 305 Wimpole Drive Nashville, TN 37211	NEW OWNER	119/04/0/059.00

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bi Van Nguyen (also known as Tommy V. Nguyen) and wife, Tuyet N. Chau, and Tuan Ngoc Nguyen, an unmarried man, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Jacky H. Nguyen, a single man, and Ryan H. Nguyen, a single man, as tenants in common with no rights of survivorship, hereinafter called the Grantee, their heirs and assigns, the real property, together with all improvements located thereon, described in Exhibit A, attached hereto and incorporated herein by this reference ("the Property").

Tuyet N. Chau, wife of Bi Van Nguyen (also known as Tommy V. Nguyen), joins in this conveyance in order to convey any marital or other interest that she may have in the Property.

The total Purchase Price of the Property is $121,056.80, payable as follows:

- Cash payments, credits and other good and valuable consideration in the amount of $42,000.00 have already been paid and transferred from Buyer to Seller, the receipt of which is hereby acknowledged by Seller.

BILL GARRETT, Davidson County
Trans:T20100042966 DEEDWARR
Recvd: 07/13/10 15:01 9 pgs
Fees:48.00 Taxes:447.91
20100713-0055013

- Buyer hereby assumes the Bank of America Loan Number 873156321-2, in the name of Sellers ("the Loan"), secured by a Deed of Trust secured by the Property, for the benefit of Bank of America, N.A., of record as Instrument 20040922-0113806, Register's Office of Davidson County, Tennessee ("the Deed of Trust"), the Principal Balance of which was $79,056.80 as of May 1, 2010, which amount is hereby credited by Seller towards the total Purchase Price of $121,056.80.

  In furtherance thereof, Buyer hereby agrees to make all payments of principal, interest, taxes, and other necessary payments related to the Loan until such time as the Loan has been paid in full; provided, however, that Buyer shall pay off the Principal Balance and pay all accrued interest and other fees related to the Loan no later than September 1, 2010, and shall promptly provide Seller with a receipt for such payment.

  This conveyance is made subject to the following:

- A certain Deed of Trust secured by the Property, for the benefit of Bank of America, N.A., of record as Instrument 20040922-0113806, Register's Office of Davidson County, Tennessee, which Buyer has assumed.
- Year 2010 taxes, a lien now due and payable; accrued taxes; taxes not yet due and payable but constituting a lien upon the Property; and taxes for subsequent years.
- All matters of record in the Register's Office of Davidson County, Tennessee, including but not limited to restrictive covenants, building lines and easements of record.

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, his/her/their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind him/her/themselves, his/her/their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his/her/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.

This property is improved property known as: 305 Wimpole Drive, Nashville, TN 37211.

WITNESS my hand this 6th day of July, 2010.

Bi Van Nguyen (also known as Tommy V. Nguyen)

Tuan Ngoc Nguyen

Tuyet N. Chau

Buyer hereby agrees to the obligations imposed upon Buyer in this Instrument:

Jacky H. Nguyen

Ryan H. Nguyen

EXHIBIT A

Legal Description

A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 18 on the Plan of Glencliff Estates, Section Four, described as follows:

Beginning at a point in the northerly margin of Wimpole Drive, the common corner of Lots 17 and 18; thence with the line between said lots, northerly 308.01 feet to a point; thence north 37" 19' west 103 feet to a concrete monument and continuing in the same direction 15 feet to a point on the bank of Mill Creek; and continuing in the same direction 40 feet more or less to the center line of Mill Creek; thence with the center of said creek, southwesterly 85 feet more or less to the common corner of Lots 18 and 19; thence with the line between said lots southerly 50 feet more or less to a point on the bank of said creek, and continuing southerly 280.6 feet to a point in the northerly margin of Wimpole Drive; thence with the margin of said Drive, southeasterly, along a slight curve 70 feet to the beginning.

Being the same property conveyed to Bi Van Nguyen and Tuan Ngoc Nguyen by Warranty Deed from W.C. Crosslin and wife, Willie Corrine K. Crosslin, of record at Book 9752, page 531, Register's Office for Davidson County, Tennessee.

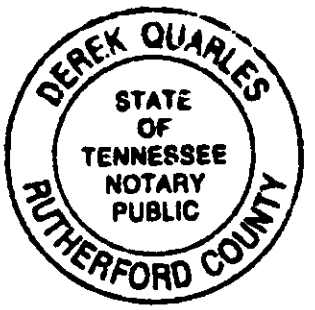
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bi Van Nguyen (also known as Tommy V. Nguyen), the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2010.

Notary Public

My Commission expires: 9-22-13



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 Tuyet N. Chau, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tuan Ngoc Nguyen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacky H. Nguyen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan H. Nguyen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2010.

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