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~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $12,000.00

Affiant

Subscribed and sworn to before me, this August 4, 2010

Notary Public
My commission expires: March 24, 2014

ROBERT FELTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20100048488 DEEDWARR
Recvd: 08/05/10 16:10 2 pgs
Fees: 13.00 Taxes: 44.40
20100805-0061840

Address of New Owner:	Send Tax Bills to:	Assessor's Parcel ID:
Uyen Trang Thi Nguyen 6139 Brentwood Chase Drive Brentwood, TN 37027	**NEW OWNER**	**133/15/0A/082.00**

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, Nam Nguyen, a married man, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Uyen Trang Thi Nguyen (a/k/a Elaine Nguyen), a single woman, hereinafter called the Grantee, her heirs and assigns, the real property, together with all improvements located thereon, located in Davidson County, Tennessee, and described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit N-4, of Pagoda Condominium, a Horizontal Property Regime, created Under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 6111, page 22, as amended in Book 9445, page 492, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Pagoda Condominium, as set forth in Exhibit A-2 to said Master Deed, and of record at Book 61111, page 59, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Nam Nguyen by Warranty Deed from World Christian Broadcasting Corp., dated March 20th, 2003, and of record as Instrument 20030320-0037195, Register's Office for Davidson County, Tennessee.

Grantor represents and warrants that this property is investment property and is not, and has never been, the residence of the Grantor or of any spouse of Grantor.

This conveyance is made subject to the following:

1. Year 2010 taxes, a lien not yet due and payable but constituting a lien upon the Property; and taxes for subsequent years.
2. All matters of record in the Register's Office of Davidson County, Tennessee, including but not limited to easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, and co-owners of Pagoda Condominium, contained in the Master Deed, By-Laws and plat appended thereto, of record in Book 6111, page 22, and amended in Book 9445, page 492, and the plan of record in Book 3700, page 61, Register's Office for Davidson County, all of which are incorporated herein by reference and made a part hereof.

Taxes for the year 2010 have been prorated and assumed by the Grantee herein.

The legal description is the same as the previous deed 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: Pagoda Condominium, 320 Welch Road, Unit N-4
Nashville, TN 37211

WITNESS my hand this August 4th, 2010.

Nam Nguyen

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nam 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this August 4, 2010.

Robert Felter
Notary Public

My Commission expires: March 24, 2014

ROBERT FELTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY