WARRANTY DEED

State of Tennessee)
County of Wilson)

G#22669-8

The actual consideration or value, whichever is greater, for this transfer is **$84,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2010.

Notary Public

My commission expires: 8/14/2011

(AFFIX SEAL)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dao Vo and Tinh V. Dao and Teo Van Do	REGIONS BANK DBA REGIONS MORTGAGE	**Map 119-16-0 Parcel 044.00**
913 Drummond Drive	2050 PKWY OFFICE CIRCLE	Davidson County DEEDWARR Recvd: 09/14/10 08:09 3 pgs Fees:18.00 Taxes:310.80 **20100914-0072840**
Nashville, TN 37211	BIRMINGHAM AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donald Glenn Eakes and wife, Sherron Eakes, and Donna Marie Franklin and husband, Carl Franklin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dao Vo and husband, Tinh V. Dao, as to an undivided Fifty (50%) percent interest (the "Entirety Interest"), and Teo Van Do, an unmarried man, as to an undivided Fifty (50%) percent interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with rights of survivorship

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. 140 on the Plan of Battlewood, Section Two, as of record in Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Agnes Eakes Grammer, by Deed dated January 10, 1969, from Jo Anne B. Forehand, of record in Book 4301, Page 377, Register's Office for Davidson County, Tennessee. The said Agnes Eakes Grammer having since died. The said property was devised to Carl Glenn Eakes by the Last Will and Testament of Agnes Eakes Grammer, of record in Will Book 171, Page 429, Probate Court for said County. The said property was further conveyed to Carl Glenn Eakes and wife, Mary Carlene Eakes, as tenants by the entirety, by Deed dated September 25, 2003, from Carl Glenn Eakes of record in Instrument 20030925-0142342. The said Carl Glenn Eakes having since died. The said property was further conveyed to Donald Glenn Eakes and Donna Marie Franklin, as tenants in common, by Quitclaim Deed dated September 21, 2005, from Mary Carlene Eakes, of record in Instrument 20050921-0113644, Register's Office for Davidson County, Tennessee.

Sherron Eakes, spouse of the above named Donald Glenn Eakes, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Carl Franklin, spouse of the above named Donna Marie Franklin, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (_X_) unimproved (___) property, known as: **913 Drummond Drive, Nashville, TN 37211**.

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 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 my/our hand(s) this **30th** day of **August, 2010.**

Donald Glenn Eakes

Sherron Eakes

Donna Marie Franklin

Carl Franklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Donald Glenn Eakes and Donna Marie Franklin,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~20th~~ 10Th day of ~~August~~ September, 2010.

Notary Public

My Commission Expires: 2/24/13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sherron Eakes,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2010.**

Notary Public

My Commission Expires: Nov 28, 2011

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carl Franklin,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2010.**

Notary Public

My Commission Expires: Nov 28, 2011

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

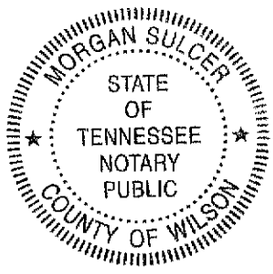
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013