NEW OWNER:

CHIEU K. TRAN
C/O 3900 HILLSBORO PIKE, #4
NASHVILLE, TN 37215

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 10-0512

Map & Parcel 11904008000

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20100063553 DEEDWARR
Recvd: 10/07/10 09:19 3 pgs
Fees:18.00 Taxes:370.00
20101007-0080283

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thousand and 00/100 Dollars ($100,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOE HUNT DAVIS and LURLINE H. DAVIS, Trustees of the Davis Joint Revocable Living Trust Agreement U/A/D August 17, 1998** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHIEU K. TRAN and THUY KIM DAO**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Glencliff Estates, Section 6, as of record in Book 2133, Page 73, Register's Office for Davidson County, Tennessee. Said Lot No. 137 is described as follows:

Beginning on the southerly margin of Browning Road at the corner of Lots No. 137 and 138; thence with the line between said lots, southwardly 221 feet; thence North 81 degrees, 52' west 77.8 feet to the east line of Lot No. 136; thence with the line between Lots No. 136 and 137, northwardly 62.3 feet to a point in the west line of Lot No. 137; thence with the west line of said lot, North 8 degrees 08' east 163.2 feet to the southerly margin of Browning Road; thence with said road, eastwardly 100 feet to the beginning.

Being the same property conveyed to JOE HUNT DAVIS and LURLINE H. DAVIS, Trustees of the Davis Joint Revocable Living Trust Agreement U/A/D August 17, 1998 by quitclaim deed from Joe Hunt Davis and wife, Lurline H. Davis, dated August 17, 1998, and of record in Book 11070, page 621, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **302 BROWNING ROAD, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 73, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

PROPERTY is sold **"AS IS"**.

WITNESS OUR SIGNATURE hereto this 24th day of September, 2010.

THE JOE HUNT DAVIS and LURLINE H. DAVIS JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D August 17, 1998

Joe W Davis Successor Trustee

BY: JOE WAYNE DAVIS, SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOE WAYNE DAVIS, SUCCESSOR TRUSTEE of THE JOE HUNT DAVIS and LURLINE H. DAVIS JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D August 17, 1998**, 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 office this 24th day of September, 2010.

DAVID BRANTON NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-30-2014

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The actual consideration or value, whichever is greater, for this transfer is **$100,000.00.**

Vicki Jarvis
AFFIANT

Sworn to and subscribed to before me this 24th day of September, 2010.

Renee Thorne
NOTARY PUBLIC

My commission expires: 3-10-12

RENEE THORNE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY