Prepared By & Return To:
Clarity Title, LLC
613 Gaylemore Dr.
Goodlettsville, TN 37072
10-0351

John B. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of December, 2010.

Notary Public

Commission Expiration: 11/04/13

ADDRESS OF NEW OWNER:
Oanh van Tran
6645 Beacon Lane
Nashville, TN 37209

SEND TAX BILLS TO:
Oanh van Tran
6645 Beacon Lane
Nashville, TN 37209

MAP-PARCEL:
102070-05000

WARRANTY DEED

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

Barbara Lehman as to a 1/2 interest, Beth Fagerland Schultz as to a 1/8 interest, Robert Fagerland as to a 1/8 interest, Jeffrey Fagerland as to a 1/8 interest , and Jill Fagerland as to a 1/8 interest, as legatees and devisees under the Will of Doris Virginia Graybille

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oanh van Tran and Trang Le, husband and wife

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. 92 on the plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County.

Said Lot No. 94 fronts 75.0 feet on the southeasterly side of Beacon Lane and extends back 150.00 feet on the northeasterly line and 150.0 feet on the southwesterly line to a dead line on the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Doris Virginia Graybille on 06/18/1968, by deed from J. Douglas Wright, Jr. and wife, Joan Wright, filed for record on 07/01/1968 in Book 4247, page 622, Register's Office for Davidson County, Tennessee. The said Doris Virginia Graybille has since died. The legatees and devisees of her will are Barbara Lehman, Beth Fagerland Schultz, Robert Fagerland, Jeffrey Fagerland, and Jill Fagerland.

BL by MMC - AIF
BFS by MMC - AIF
RF by MMC - AIE

JF by MMC - AIF
JF by MMC - AIF

BILL GARRETT, Davidson County
Trans:T20100080272 DEEDWARR
Recvd: 12/21/10 13:59 3 pgs
Fees:18.00 Taxes:573.50
20101221-0101492

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **6645 Beacon Lane Nashville, TN 37209**

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, their heirs and assigns forever; and we do covenant with 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 hand this 17th day of December, 2010.

Barbara Lehman by [illegible] AIF
Barbara Lehman

Beth Fagerland Schultz by [illegible] AIF
Beth Fagerland Schultz

Robert Fagerland by [illegible] AIF
Robert Fagerland

Jeffrey Fagerland by [illegible] AIF
Jeffrey Fagerland

Jill Fagerland by [illegible] AIF
Jill Fagerland

John B. Cocory
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of December, 2010, before me personally appeared Michael M. Castellarin, to me known to be the person who executed the foregoing instrument in behalf of Barbara Lehman as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Barbara Lehman. Witness my hand and official seal.

Notary Public

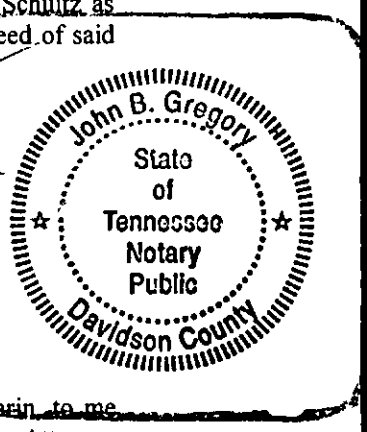
Commission Expiration: 11/04/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of December, 2010, before me personally appeared Michael M. Castellarin, to me known to be the person who executed the foregoing instrument in behalf of Beth Fagerland Schultz as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Beth Fagerland Schultz. Witness my hand and official seal.

Notary Public

Commission Expiration: 11/04/13

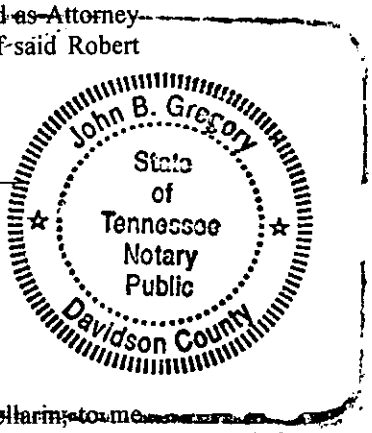


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of December, 2010, before me personally appeared Michael M. Castellarin, to me known to be the person who executed the foregoing instrument in behalf of Robert Fagerland as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Robert Fagerland. Witness my hand and official seal.

Notary Public

Commission Expiration: 11/04/13

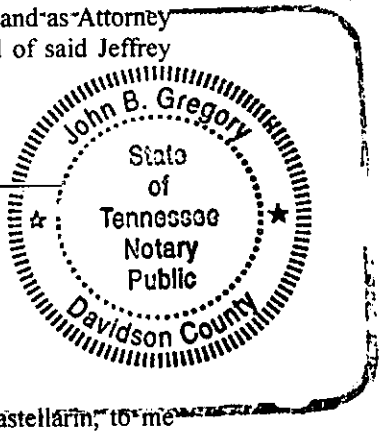


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of December, 2010, before me personally appeared Michael M. Castellarin, to me known to be the person who executed the foregoing instrument in behalf of Jeffrey Fagerland as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Jeffrey Fagerland. Witness my hand and official seal.

Notary Public

Commission Expiration: 11/04/13



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of December, 2010, before me personally appeared Michael M. Castellarin, to me known to be the person who executed the foregoing instrument in behalf of Jill Fagerland as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Jill Fagerland. Witness my hand and official seal.

Notary Public

Commission Expiration: 11/04/13

