(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is **$127,000.00** Affiant Subscribed and sworn to before me, this 31st day of March, 2011. Notary Public My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Piang Khan Vung **Alh Khan Tuan andVum Khawl Vung**	**New Owner**	**Map\Parcel: 147-10-0-124.00**
636 Watsonwood Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Tennessee Housing Development Agency

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

Piang Khan Vung, a single person and Alh Khan Tuan and Vum Khawl Vung, 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. 202 on the Plan of Whispering Hills, Section II-A, as shown on plat of record in Book 2331, Page 132, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Included in the above conveyance but expressly excluded is the following:

Being part of Lot No. 202 on the Plan of Whispering Hills, Section II-A, of record in Book 2331, Page 132, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point, said point being the northwestern corner 25 feet from the centerline of Edmondson Pike; thence along the existing right-of-way line of Edmondson Pike S 20 deg. 05' W for 149.80 feet to a point; thence along a curve to the left of radius 25 feet for 39.3 feet to a point on the northern right-of-way line of Watsonwood Drive; thence along said right-of-way line S 69 deg. 52' E for 10 feet to a point; thence along a curve to the right of radius 30 feet for 47.12 feet to a point; thence N 20 deg. 08' E for 144.80 feet to a point on the Northern property line; thence along said property line N 69 deg. 52' W for 5 feet to the point of beginning and containing therein an area of 933.02square feet, more or less.

Being the same property conveyed to Sinedu A. Tegegn and husband, Birhanu M. Feissa by Special Warranty Deed, of record in Instrument No. 20070907-0107493, dated August 14, 2007. Said property was conveyed to Larry A. Weissman, as Trustee for SunTrust Mortgage, Inc., of record in Instrument No. 20070907-0107494, dated September 5, 2007, who subsequently appointed J. Phillip Jones as Substitute Trustee, of record in Instrument No. 20100211-0010617. J. Phillip Jones as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the property was struck off and sold and conveyed by Substitute Trustee's Deed to Tennessee Housing Development Agency, of record in Instrument No. 20100322-0021458, dated March 19, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

BILL GARRETT, Davidson County
Trans:T20110019422 DEEDWARRSP
Recvd: 04/04/11 10:43 2 pgs
Fees:13.00 Taxes:469.90
20110404-0025558

The Plan of record in Plat Book 2331, Page 132, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 2542, Page 505, Register's Office for DAVIDSON County, Tennessee. Deed and Easement to Metro of record in Book 7215, Page 208, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as **636 Watsonwood Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

Grantor further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantee**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this 31st day of March, 2011.

Tennessee Housing Development Agency

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, S.W. Lamb, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SF Program Administrator of **Tennessee Housing Development Agency** and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of March, 2011.

My Commission Expires:_____

Notary Public

My Commission Expires:
November 5, 2014

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: **110018KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027