Prepared by
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

39-B
File #11-1082

BILL GARRETT, Davidson County
Trans:T20110030490 DEEDWARR
Recvd: 05/23/11 11:25 2 pgs
Fees:13.00 Taxes:989.75
20110523-0039251

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aaron R. Myers, and wife, Erin L. Myers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Huong T. Pham, and husband, Eliot T. McKinley**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Southerly 10 feet of Lot no. 5 and the Northerly 30 feet of Lot 6 as shown on the Plan of Catron Heirs Addition of record in Book 1, Page 132 of the Chancery Court at Nashville. Said parts of said lots adjoin and front together 40 feet on the Easterly side of 14th Avenue South and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aaron R. Myers and wife, Erin L. Myers by deed from Kenneth Ward and wife, Betty Ward dated September 30, 2008 of record as Instrument No. 20081006-0101363 and by Quitclaim Deed of record as Instrument No. 20100816-0064557, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 908 14th Avenue South, Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of May, 2011.

Aaron R. Myers

Erin L. Myers

State of Tennessee)
County of Davidson)

On this 13th day of May, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Aaron R. Myers and Erin L. Myers, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 267,500.00.

Affiant

Sworn and subscribed before me on this the 13th day of May, 2011.

Notary Public

My Commission Expires: 7.3.12

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NEW OWNER:
Huong T. Pham
908 14th Avenue South
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
Same

TAX MAP-PARCEL #:
105-1-50