WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/11 13:37 3 pgs
Fees:18.00 Taxes:247.90
20110705-0051251

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$67,000.00**

Affiant

Subscribed and sworn to before me this 21st day of June, 2011.

Notary Public
My Commission expires: 1-10-14
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER R. PIERCE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Son K. Duong	SunTrust Mortgage, Inc.	06007001300 & 06007000300
3025 Hillhurst Drive	401 Commerce Street, Suite 6100	
Nashville, TN 37204	Nashville, TN 37219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Era Louise Marshall**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Son K. Duong and Cam H. Le** husband and wife their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT NO. 1: (parcel 13)

Being Lot No. 108 on the plan of Hillhurst Acres, Section 1, of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 110' on the westerly side of Hillhurst Drive and extends back 285.4' on the southerly line and 260' on the northerly line to a dead line, measuring 112.5' thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the portion conveyed to the State of Tennessee by Clyde H. Caraway and wife, Marie E. Caraway of record in Book 3979, page 458, described as follows:

Being part of Lot 108 on the plan of Hillhurst Acres, Section 1, as of record in Book 2331, pages 50 and 51, said Register's Office. Beginning at a point in the southwest corner of said lot no. 108 and runs with the west line of said lot north 2° 25 minutes east 115' to a point in the north line of said lot; thence with said line north 81° east, 150' to a point; thence with a line which is southeast of and at all points 150' from the center line of the proposed interstate highway in a southwest direction 147' to a point in the south line of said lot no. 108; thence with said line south 80° to the point of beginning, containing 0.29 acres, more or less.

Being part the same property conveyed to Ilar Bonds and Era Louise Marshall, as joint tenants with the right of survivorship, by deed from Alvin Leon Dobbs and wife, Lula Belle Dobbs, on October 14, 1992, of record in Book 8760, page 565, Register's Office for Davidson County, Tennessee. Further conveyed to Era Louise Marshall by Quitclaim Deed from Ilar Bonds, an unmarried person, dated 1/11/93 and found of record in Book 8839, page 400, said Register's Office.

TRACT NO. 2:(parcel 3)

Being Lot No. 94 on the plan of Hillhurst Acres, Section 1, of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Hillhurst Drive at the northeast corner of Lot No. 108 on said plan; thence with said Drive, northwardly 144.6 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northwestwardly 39.27 feet to the southerly margin of Ewing Lane; thence with said Lane, south 75° 25' west 95.2 feet to the beginning of a curve; thence around said curve, having a radius of 1439.2 feet, westwardly 102.3 feet to the northeast corner of Lot No. 95 on said plan; thence with the line between said lots Nos. 94 and 95, southwardly 177.9 feet to the northwest corner of said Lot No. 108; thence with the line between said lots 94, and 108, eastwardly 260 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the portion conveyed to the State of Tennessee by Ford L. Maddux and wife, Lena W. Maddux and William G. Johnson and wife, Lois Johnson of record in Book 3917, page 985, described as follows:

Being part of Lot No. 94 on the plan of Hillhurst Acres, Section 1, as of record in Book 2331, pages 50 and 51, Register's Office for Davidson County.

Beginning at a point in the southwest corner of said Lot No. 94 and runs with the west boundary line of said

lot north 2 degrees 25 minutes east, 175 feet to a point in the south margin of Ewing Drive; thence with said margin easterly 200 feet to a point; thence with a curve tot eh right 60 feet to a point; thence with a line which is southeast of and at all points 150 feet from the centerline of the proposed highway in a southwesterly direction 173 feet to a point in the south boundary of said lot no. 94; thence with said boundary line south 81 degrees west, 150 feet to the point of beginning, containing 0.79 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the portion conveyed to the State of Tennessee by Era L. Marshall of record in Instrument Number 20021002-0119894, said Register's Office, described as follows:

Beginning at the point of intersection of the existing southeast margin of I-65 and the existing west margin of Hillhurst Drive, said point of intersection being 150.44 feet right of I-65 proposed centerline station 288+57.68; thence with said existing west margin southerly 129 feet more or less to a point, said point being 25.43 feet right of Hillhurst Drive proposed west margin Hillhurst Drive North 17 degrees 19 minutes 31 seconds West 111.73 feet to a point, said point being 150.73 feet right of I-65 proposed centerline station 288+32.01; thence with with said existing southeast margin northeasterly 25 feet more or less to the point of beginning, containing 1046 square feet.

Being part of the same property conveyed to Ford L. Maddux and wife, Lena M. Maddux, by deed from William G. Johnson and wife, Lois M. Johnson, on September 19, 1963, of record in Book 3618, page 411, Register's Office for Davidson County, Tennessee. Further conveyed to Era L. Marshall by Quitclaim Deed from Lena W. Maddux (Ford L. Maddux having since died) of record in Book 9183, page 329, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 2331, pages 50 and 51, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2444, page 32 and Book 2446, page 47, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3025 Hillhurst Drive, Nashville, TN 37204 and an unimproved lot known as 3029 Hillhurst Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 21, 2011.

Era Louise Marshall

STATE OF
COUNTY OF Washington DC

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Era Louise Marshall** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 21, 2011.

My commission expires 8/15/14

Notary Public

Margaret Ann Kellner
Notary Public, District of Columbia
My Commission Expires 8/15/2014

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 9/23/11

