RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN110318

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046161 DEEDWARR
Recvd: 07/29/11 11:42 2 pgs
Fees:13.00 Taxes:629.00
20110729-0058301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2011.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thai Nguyen and Phuong Tran 6149 Tuckaleechee Lane Antioch, TN 37013	Same address as new owner Pinnacle National Bank 150 3rd Ave. So. Ste 900 Nashville TN 37201	181-03-0-A 052.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **J. SCOTT CROOK AND LAURIE A. CROOK**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **THAI NGUYEN, AN UNMARRIED MAN, AND NGOC PHUONG TRAN, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 52 on the Plan of Indian Creek Estates, Section Two of record in Book 9700,m page 558 and 559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's Deed from Toney Brasuell as Co-Trustee, dated 08/28/2008, recorded 09/08/2008, of record in Instrument No. 20080908-0091416, in the Register's Office for Davidson County, Tennessee.

BEING the same property FURTHER conveyed to J. Scott Crook and Laurie A. Crook by Quitclaim Deed from Federal Home Loan Mortgage Corporation, dated 02/18/2011, recorded 02/25/2011, of record in Instrument No. 20110225-0015686, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of July, 2011.

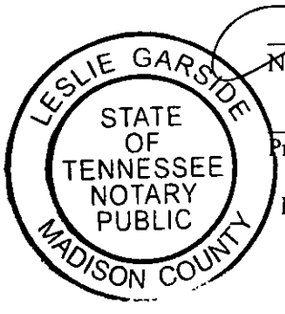
J. SCOTT CROOK

LAURIE A. CROOK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, J. Scott Crook and Laurie A. Crook, 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 seal, this the 18th day of July, 2011.



Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014