BILL GARRETT, Davidson County
Trans:T20120001840 DEEDWARR
Recvd: 01/09/12 11:52 3 pgs
Fees:18.00 Taxes:266.40
20120109-0002138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cao T Phung **Anne A Lu**	**Suntrust Mortgage Inc.**	**033-08-0-0-024.00**
417 Gates Rd	**1001 Semmes Ave**	
Goodlettsville, TN 37072	**Richmond VA 23224-RVW5023**	
		FILE #: ST10496

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,

Shannon Leigh Burroughs, Administratrix of The Estate of Deborah Lynn (Burroughs) Fitzgerald, Willie Solon Cripps, Jr, and Steve Fitzgerald, husband of the deceased Deborah Lynn (Burroughs) Fitzgerald and Michael Craig Burroughs, unmarried

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

Cao T Phung and Anne A Lu, husband and wife as tenants by the entirety

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 66, SECTION 1, GATEWOOD SUBDIVISION, as shown on plat of record in Plat Book 3300, Pages 47-52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Willie S. Cripps and wife, Betty Jo Cripps by Quitclaim Deed from James W. Stinnett, Jr., Trustee, dated June 15, 1989 and recorded at Book 7866, page 338, said Register's Office. The said Betty Jo Cripps having predeceased Willie S. Cripps. Now being the same property vested in Willie S. Cripps, Jr. and Deborah Lynn Burroughs (now known as Deborah L. Fitzgerald) by Last Will and Testament of Willie Solon Cripps, filed at Instrument No. 20070227-0024304, Register's Office for said county.

Willie Solon Cripps, Jr. never resided in subject property nor was subject property at anytime his principal residence. Deborah L. Fitzgerald having since died on 03/03/2008 in Davidson County, Tennessee. Shannon Leigh Burroughs appointed as Administratrix for the Estate of Debra Lynn (Burroughs) Fitzgerald in Petition for Appointment of Administrator and Granting of Letters of Administration filed the 17th day of July, 2008 in Docket No. 08P-975, in Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Plat Book 3300, Page 47-52, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 417 Gates Rd, Goodlettsville, TN 37072.

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 in 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/our hand(s) this 30th day of December, 2011.

Shannon Leigh Burroughs, Administratrix

Shannon Leigh Burroughs, Administratrix

Willie Solon Cripps Jr. by Shannon Leigh Burroughs, Attorney in fact

Willie Solon Cripps, Jr by Shannon Leigh Burroughs, Attorney in Fact

~~Steve Fitzgerald~~

Steve Fitzgerald

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Shannon Leigh Burroughs** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is **Administatrix** of **The Estate of Debra Lynn (Burroughs) Fitzgerald** and that she is authorized by **The Estate of Debra Lynn (Burroughs) Fitzgerald** to execute this instrument on its behalf by his/her/their self as such **Administatrix**.

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

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Shannon Leigh Burroughs** to me known to be the person who executed the foregoing instrument on behalf of **Willie Solon Cripps, Jr** as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **Willie Solon Cripps, Jr**.

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

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Steve Fitzgerald** , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

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 in 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/our hand(s) this 30th day of December, 2011.

Michael Craig Burroughs

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Michael Craig Burroughs** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is **Heir** of **The Estate of Debra Lynn (Burroughs) Fitzgerald** and that he is authorized by **The Estate of Debra Lynn (Burroughs) Fitzgerald** to execute this instrument on its behalf by his/her/their self as such **Heir**.

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

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013