#01-12-36-B File in Box No. 19 B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of December, 2001.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/28/01 14:05 2pgs
Fees:13.00 Taxes:444.00
20011228-0143763

ADDRESS NEW OWNER(S) AS FOLLOWS:
Maria Teresa Mora
1505 Bell Trace
Antioch, Tennessee 37013

SEND TAX BILLS TO:
~~NEW OWNER~~
CTX MORTGAGE COMPANY
2028 North Harwood
Dallas, TX 75201-1516

MAP-PARCEL NUMBERS:
Map & Parcel 162-160-E-017.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nirakone Niravong and wife, Chanaty Niravong,** hereinafter referred to as Grantors, hereby transfers and conveys to **Maria Teresa Mora, unmarried,** hereinafter referred to as Grantee, her 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. 60 on the Plan of Bell Crest, Section One, A Planned Unit Development, as of record in Plat Book 7900, page 753, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made fora more complete and accurate legal description thereof.

Being the same property conveyed to Nirakone Niravong and wife, Chanaty Niravong, by Warranty Deed from MCR Development Corporation, a Tennessee Corporation, of record in Book 9828, page 871, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 753, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9408, Page 320, Book 9613, page 20, and Book 9892, page 927, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 9421, Page 454, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1505 Bell Trace, Antioch, Tennessee 37013

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**, her heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her 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 hand this 20th day of December, 2001.

Nirakone Niravong ***by Chanaty Niravong, attorney-in-fact***
by Chanaty attorney-in-fact

Chanaty Niravong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chanaty Niravong, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of December, 2001.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chanaty Niravong, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she is the attorney-in-fact for Nirakone Niravong and who further acknowledged that she executed the forgoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Nirakone Niravong.

Witness my hand and official seal this 20th day of December, 2001.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

04559-BW