Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/09/03 08:59 2pgs
Fees:13.00 Taxes:536.50
20031009-0149860

ADDRESS NEW OWNER:
Philip S. Segraves
5408 Reagan Run
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Union Planters Bank, National Association
401 Union Street
Nashville, TN 37219

MAP **162-16**
GROUP **D**
PARCEL **39**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steve Ho and wife, Ngon Say Cun** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Philip S. Segraves, and wife, Monica Ergueta-Segraves** hereinafter called the "GRANTEE", his 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. 46 on the Plan of Honey Brook Section 2, of record in Plat Book 7900, page 297, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Steve Ho and wife, Ngon Say Con, also known as Ngon Say Cun by deed from Barry Construction Company of record in Book 8726, page 260, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 5408 Reagan Run, 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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 30th day of September, 2003.

Steve Ho

Ngon Say Cun by Steve Ho

Ngon Say Cun, by Steve Ho as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steve Ho** ,the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained; and he further acknowledged that he is the **Attorney-in-fact for Ngon Say Cun**, and that as said Attorney-in-fact he executed the within Warranty Deed by signing the name of Ngon Say Cun as her free act and deed.

WITNESS my hand and official seal this 30th day of September, 2003.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2003.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/05