Davidson County DEEDWARR
Recvd: 12/04/03 08:57 2pgs
Fees:12.00 Taxes:0.00

20031204-0174237

Seller: SABCHAREUN
Order No.: 5049968

Data ID: 58720
Job No.: 32028

WARRANTY DEED

165 13A 63 C0

ADDRESS NEW OWNER(S) AS FOLLOWS:

Savannorkeo Sabchareun
(Name)
708 Pepperwood Court
(Street Address or Route Number)
Antioch TN 37013
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

Savannorkeo Sabchareun
(Name)
708 Pepperwood Court
(Street Address)
Antioch TN 37013
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Zero and No/100 Dollars and other good and valuable consideration paid to SAVANNORKEO SABCHAREUN AND SAYSAMONE SABCHAREUN, WHO ACQUIRED TITLE AS SAYSAMORE SABCHAREUN, HUSBAND AND WIFE (hereinafter referred to as Grantor, whether one or more) by SAVANNORKEO SABCHAREUN AND SAYSAMONE SABCHAREUN, HUSBAND AND WIFE (hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

BEING KNOWN AND DESIGNATED AS LOT 347, PEPPERTREE FOREST SECTION FOUR, FILED IN PLAT BOOK 7900, PAGE 426 RECORDED 08/18/92.

BY FEE SIMPLE DEED FROM BOBBY A. FERGUSON AS SET FORTH IN INST #200005190050322 DATED 05/15/2000 AND RECORDED 05/19/2000, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

TAX PARCEL NO.: 165-13-A-63-C0

unimproved ( )
This is improved ( ) property, known as 708 PEPPERWOOD COURT
(House Number) (Street) (P.O. Address)

ANTIOCH
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: SABCHAREUN
Order No.: 5049968

Data ID: 58720

Witness the signature of said Grantor this 21 day of November, 2003.

SAYSAMONE SABCHAREUN—Grantor

SAVANNORKEO SABCHAREUN—Grantor

STATE OF TN }
}
COUNTY OF Davidson }

Personally appeared before me, Steven Tillotson, a Notary Public in and for said County and State, SAVANNORKEO SABCHAREUN, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 21 day of November, 2003.

My Commission Expires: July 24, 2004

Notary Public

STEVEN TILLOTSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TN }
}
COUNTY OF Davidson }

Personally appeared before me, St, a Notary Public in and for said County and State, SAYSAMONE SABCHAREUN, who acquired title as Saysamore Sabchareun, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 21 day of November, 2003.

My Commission Expires: July 24, 2004

Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $0 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

SAVANNORKEO SABCHAREUN—Grantor

SAYSAMONE SABCHAREUN—Grantor

STATE OF TN }
}
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 21 day of November, 2003.

(Affix Seal)

My commission expires: July 24-2004

Notary Public

STEVEN TILLOTSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.