THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21874-10-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 29th day of December, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Boonchai Kopsombut Isyaporn Chariyaves 101 Glendower Court Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.131.08 Parcel No. 002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John F. Paar and Jack P. Herd, both unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Boonchai Kopsombut and wife, Isyaporn Chariyaves** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 Glendower Court, Nashville, TN, 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of December, 2003.

John F. Paar

Jack P. Herd

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John F. Paar and Jack P. Herd**, 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, at office, this 29th day of December, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 01/07/04 10:52 2pgs
Fees:13.00 Taxes:1036.00

20040107-0002542

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Glendower as of record in Plat Book 6250, page 927, Register's Office for Davidson COunty, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John F. Paar and Jack P. Herd, as joint tenants with right of survivorship by deed dated January 15, 1999 from David R. Watts and spouse, Vicki Lynn Watts of record in BOok 11301, page 499, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Declaration of Covenants, Conditions By-Laws and Retrictions for Glendower, a Planned Unit Development, of record in Book 6661, page 663 as amended in Book 6865, page 736 and Book 8205, page 214, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons);
3) Dedication of common area to Glendower Cooperative Corporation of record in Book 8205, pages 184, 187, 190, 193, 196, 199, 202, 205, 208 and 211, Register's Office for Davidson County, Tennessee;
4) Charter of Incorporation of Glendower Cooperative Corporation of record in Book 8102, page 438, Register's Office for Davidson County, Tennessee;
5) All matters appearing on the Plan of record in Book 6250, page 927, Register's Office for Davidson County, Tennessee.