Davidson County DEEDWARR
Recvd: 09/30/04 14:33 3pgs
Fees:18.00 Taxes:322.46
20040930-0118037

WARRANTY DEED

FROM

Sony Sok and wife, Kola Tep Sok

TO

Sony Sok

STATE OF TENNESSEE)
COUNTY OF)
The actual consideration or value, whichever is greater, for this transfer is $ 87152.00

Affiant

Subscribed and sworn to before me on this 7th day of September, 2004.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 19, 2008

(Affix Seal)

MICHELLE R. KINNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument Was Prepared By:

We The People, 86 Thompson Lane, Nashville, Tennessee 37211

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Sony Sok	Sony Sok	60 16-268
2707 Jones Ave Nashville, TN 37207	2707 Jones Avenue Nashville, TN 37207	

KNOW ALL MEN BY THESE PRESENTS that SONY SOK and wife, KOLA TEP SOK, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto SONY SOK , his heirs, successors and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Being Lot No. 2 on the Plan of Re-Subdivision of Lot 374, Joywood Heights, Section 2-A, Plat being of record in Plat Book 5190, Page 665, and being more particularly described as follows:

Beginning at a concrete monument in the east margin of Jones Avenue and also being the common corner of Joywood Heights, Section 3, and Joywood Heights, Section 2, and being the northwest corner of Lot No. 374 of Joywood Heights, Section 2, of record in Book 1424, Page 20, R.O.D.C.; thence with the north line of said Lot No. 374, South 77 deg. 18' 40" East, 97.00 feet to an iron pin, common corner to Lot 373 of said Subdivision; thence with common line of 373 and 374 South 11 deg. 29' 21" West, 167.00 feet to an iron pin; thence North 78 deg. 09' 32" West, 98.06 feet to an iron pin in the east margin of Jones Avenue; thence with said margin North 11 deg. 51' 22" East, 168.40 feet to the point of beginning and containing 0.375 acres, more or less.

This conveyance is made subject to the following:

1. 1997 Davidson County taxes.

2. Subject to Sewer Easement of record in Book 4158, Page 1, Register's Office of Davidson County, Tennessee. Subject to restrictions of record in Book 1373, page 98, said Register's Office.

Being the same property conveyed to Grantor by deed from Arnold M. Weiss, Substitue Trustee, dated June 26, 1996 of record in Book 10105, Page 422, in the Register's Office of Davidson County, Tennessee.

MORTGAGE: Department of Veterans Affairs

Being the same property conveyed to Grantor by deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated February 25, 1997 of record in Book 10363, Page 673, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 2707 Jones Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her heir and assigns, forever, and we do covenant with the said GRANTEE that we 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 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 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 our hands this 27th day of Sept., 2004.

Sony Sok

Kola Tep Sok

STATE OF)
County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sony Sok, the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2004.

Commission expires MY COMMISSION EXPIRES: July 19, 2008

Michelle R. Kinney
Notary Public

MICHELLE R. KINNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF)
County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kola Tep Sok, the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2004.

Commission expires MY COMMISSION EXPIRES: July 19, 2008

Michelle R. Kinney
Notary Public

MICHELLE R. KINNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY