This space for Register's Office:

Davidson County DEEDWARR
Recvd: 11/29/04 13:42 2pgs
Fees:13.00 Taxes:536.50

20041129-0141540

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Punly Sam and Sarin Roeum
833 Stone Hedge Court

Old Hickory, TN 37138

SEND TAX BILLS TO:
Sebring Capital Partners
4000 International Pkwy
#3000
Carrollton, TX 75007

Map # 53-16-250

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, John W. Bourque, hereinafter called the **Grantors**, do hereby convey unto Punly Sam and Sarin Roeum hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

> Land Davidson County, Tennessee, being Lot No. 31 on the plan of Stone Hedge, Section 3, as of record in Plat Book 9700, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to John W. Bourque on September 30, 1998 by Warranty Deed of record in Book 11167 page 163 said Register's office.

This is improved property known as 833 Stonehedge Ct, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 19 day of November, 2004.

John W. Bourque

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared John W. Bourque known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 19 day of November 2004.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-22-08

★ KIMBERLY R. HARGROVE ★ NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Sworn and subscribed before me on 11/19/2004.

Notary Public

My Commission Expires: 6/22/2008

★ KIMBERLY R. HARGROVE ★ NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN