THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
U.S. Bank, N.A.
4801 Frederica St
Owensboro, KY 42301

MAP PARCEL NUMBERS
162-6-309.00

Davidson County DEEDWARR
Recvd: 11/30/04 09:13 2pgs
Fees:13.00 Taxes:514.30
20041130-0141920

WARRANTY DEED

THIS INDENTURE, made and entered into this of **19th day of November, 2004**, by and between **Carl Edward Holly and Mary Lynn Holly, husband and wife**, party of the first part, and **Nitaya Chayangkura, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **$139,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot NO. 4 on the Plan aof J.T. Townes Property, as of recordi in Book 4300, page 182, Reigster's Office for Davidson County, Tennessee.
Said Lot No. 4 fronts 100 feet on the northerly side of Delvin Drive and extends back 125 feet on the wsterly line and 131.7 feet on the easterly line to a dead line measuring 98.47 feet thereon.

Being the same property conveyed to Carl Edward Holly and wife, Mary Lynn Townes Holly, by Deed from J. Travis Townes and wife, Mary Jane Townes, dated June 8, 1973, filed for record on June 8, 1973, in Book 4716, page 895, Register's Office for Davidson County, TN.

This improved property is known as: 228 Delvin Drive., Antioch, TN 37013.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Carl Edward Holly

Mary Lynn Holly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl Edward Holly and Mary Lynn Holly, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **19th** day of **November, 2004.**

My commission expires 9-30-06

Notary Public

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$139,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **19th** day of **November, 2004.**

PROPERTY ADDRESS:
228 Delvin Drive
Antioch, TN 37013

Name and Address of New Owner:
Nitaya Chayangkura
228 Delvin Drive
Antioch, TN 37013

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006