Davidson County DEEDWARR
Recvd: 04/04/05 14:42 2 pgs
Fees:13.00 Taxes:514.30

20050404-0036479

WARRANTY DEED

B-REMAX-05-5801

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF March, 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vilas Sae Aung	Taylor, Bean, and Whitaker	
5801 Labrador Lane (ADDRESS)	1417 North Magnolia Avenue (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Ocala, FL 34475 (CITY) (STATE) (ZIP)	172-8-A-3 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MELISSA C. SOLOMON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VILAS SAE AUNG AND WIFE, PITCHAYANIN SAE AUNG AND AND PRAPAWADEE SAE AUNG, UNMARRIED* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF SECTION ONE, HUNTERS BRANCH PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6250, PAGE 513, REGISTER'S OFFICE FOR SAID COUNTY. * Joints tenants with right of survivorship

SAID LOT NO. 3, WHICH IS A CORNER LOT, FRONTS 70.00 FEET ON THE SOUTHERLY MARGIN OF BARNES ROAD AND FRONTS 111.63 FEET ON THE EASTERLY MARGIN OF LABRADOR LANE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 78.53 FEET ON THE SOUTHERLY LINE AND 134.74 FEET ON THE EASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO MELISSA A. SOLOMON BY WARRANTY DEED FROM ROBERT M. DEMONBREUN AND WIFE, ANISSA B. DEMONBREUN, RECORDED THE 5TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020705-0081420, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. MELISSA A. SOLOMON AND MELISSA C. SOLOMON BEING ONE AND THE SAME.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5801 Labrador Lane, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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 my/our hand(s) this 21st day of March, 2005.

Melissa C. Solomon

STATE OF Tennessee
COUNTY OF Davidson

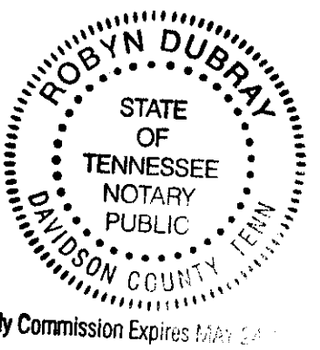
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa A. Solomon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seall this the .

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires May 24

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903