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PREPARED BY (AND RETURN TO):

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W & I Ref: Title No: 46125

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/04/05 16:08 2 pg
Fees:13.00 Taxes:1056.35
20050404-0036608

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jay B. Brown Melanie E. Brown 905 McLean Court Brentwood, Tennessee 37027	NEW OWNER

TAX MAP-PARCEL NUMBERS: 171-03-A-142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Boonchai Kopsombut and spouse, Isyaporn Chariyaves**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jay B. Brown and wife, Melanie E. Brown** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section 6A Fredericksburg of record in Book 7900, page 509, amended in Book 9700, page 150, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Isyaporn Chariyaves and Boonchai Kopsombut, wife and husband, by deed from Radnor Homes, Inc. of record in Book 10900, page 989, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 509, amended in Book 9700, page 150, said Register's Office, which Plan shows a 20 foot minimum building setback line from McLean Court, together with a designated building site, and 15 foot easement for public utility purposes along the north front line(s); Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9698, page 81 and Book 9698, page 124, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7798, page 843, Book 8920, page 45, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10694, page 541, Book 10694, page 539, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 905 McLean Court, Brentwood, Tennessee 37027

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 COVENANTS 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.

WITNESS THE EXECUTION HEREOF this 1st day of April, 2005 .

Boonchai Kopsombut Isyaporn Chariyaves

State of TENNESSEE
County of DAVIDSON

On this 1st day of April, 2005 , before me the undersigned authority, personally appeared **Boonchai Kopsomb and Isyaporn Chariyaves** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $285,500.00

Affiant

Sworn and subscribed before me this 1st day of April, 2005

My Commission Expires: 5/24/05

Notary Public

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.