# WARRANTY DEED

B-TRA-05-209

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

**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 |
|---|---|---|
| Boun Khottavong | SAME | |
| 209 Jacqulyn Drive | (NAME) | 119-3-133.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 CONNIE GAIL HENDRICKSON, married women AND TERRI MICHELLE MITCHELL, married woman hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BOUN KHOTTAVONG AND VANHKHAM INTHAHAKSA, HUSBAND AND WIFE, 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 129, GLENCLIFF ESTATES, SECTION 6, as shown on plat of record in Plat Book 2133, Page 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Billy Bessire by Warranty Deed from Lema H. Savage, a single woman, recorded the 1st day of September, 1983 in Deed Book 6127, Page 918, in the Register's Office of Davidson County, Tennessee.
The said Billy Bessire having since died intestate leaving Terri Michelle Mitchell and Connie Gail Hendrickson as heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument Number 20050421.0044552, Register's Office for Davidson County, Tennessee.

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

Spouses of grantors do not join in this conveyance due to property never having been their marital residence.

unimproved ( )
This is improved (X) property, known as 209 Jacqulyn Drive, Nashville, Tennessee 37211
(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 14th day of April, 2005.

Connie Gail Hendrickson

Terri Michelle Mitchell

Davidson County DEEDWARR
Recvd: 04/21/05 13:32 2 pgs
Fees:13.00 Taxes:584.60

20050421-0044553

STATE OF Tennessee
COUNTY OF Davidson

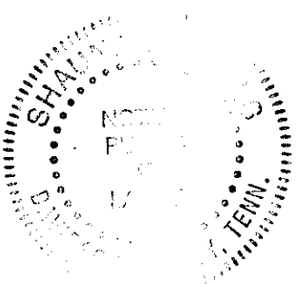
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie Gail Hendrickson and Terri Michelle Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they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

Witness my hand and official seal this the 14th day of April, 2005.

Notary Public

My Commission Expires:

(SEAL) MY COMMISSION EXPIRES: November 22, 2008




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903