WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/05 14:14 2 pgs
Fees:13.00 Taxes:377.40

20050422-0045205

B-CRYE-05-1834

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-09

(AFFIX SEAL)

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
Cynthia J. Milhous	Bank Of America	
1834 Joy Circle (ADDRESS)	(NAME) 900 W. Trade Street (ADDRESS)	071-12 55.00 (LOT 19)
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Charlotte, NC 28255 (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 KAMPHANH SILAVONG AND KESONE SILAVONG, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CYNTHIA J. MILHOUS, 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:

BEING LOT NO. 19, ALL OF LOT NO. 20 EXCEPT TRIANGLE OUT OF THE NORTHERLY CORNER THEREOF, AND A TRIANGLE PART OF LOT NO. 21, ON THE PLAN OF JOYWOOD, OF RECORD IN PLAT BOOK 974, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL DATED SEPTEMBER 26, 1977, AS FOLLOWS:

BEGINNING AT A STAKE IN THE SOUTHERLY MARGIN OF JOY CIRCLE AT A TURN IN SAID CIRCLE, BEING THE COMMON CORNER OF LOTS 18 & 19; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 150 FEET TO THE NORTHERLY MARGIN OF MARSHALL STREET; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 200 FEET TO A POINT 149 FEET WEST OF JONES AVENUE, BEING THE COMMON CORNER OF LOTS 19 and 20; THENCE ALONG THE EASTERLY LINE OF LOTS 20 and 21, NORTHERLY PARALLEL TO JONES AVENUE 218 FEET TO A POINT WHICH IS 80 FEET NORTH OF THE COMMON CORNER OF LOTS 20 and 21; THENCE WESTERLY 154.4 FEET TO A STAKE IN THE EASTERLY MARGIN OF JOY CIRCLE, WHICH STAKE IS 11.33 FEET SOUTHWEST OF THE COMMON CORNER OF LOTS 20 & 21, THENCE WITH THE MARGIN OF JOY CIRCLE, SOUTHWESTERLY 92.47 FEET TO THE POINT OF BEGINNING.

INCLUDE BUT EXCLUDE LAND IN DAVIDSON COUNTY, TENNESSEE BEING A PART OF THE UNIMPROVED 50 - FOOT (IN WIDTH) RIGHT-OF-WAY KNOWN AS MARSHALL STREET, ADJOINING THE SOUTHERLY MARGIN OF LOT 20, ON THE PLAN OF JOYWOOD, OF RECORD IN PLAT BOOK 974, PAGE 45, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KAMPHANH SILAVONG AND WIFE, KESONE SILAVONG BY QUITCLAIM DEED FROM SAEED MONEMI, HASSAN ESLAMI AND JIM ATTAR RECORDED JULY 19, 2002 IN INSTRUMENT NO. 20020719-0087417, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; CONVEYED TO SAEED MONEMI, HASSAN ESLAMI AND JIM A. ATTAR BY FINAL DECREE CONFIRMING SALE RECORDED OCTBOER 5, 1998 IN BOOK 11143, PAGE 749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; CONVEYED TO KAMPHANH SILVAONG AND WIFE, KESONE SILAVONG BY WARRANTY DEED RECORDED JULY 1, 1988 IN BOOK 7589, PAGE 208, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 1834 Joy Circle, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 20th day of April, 2005.

Kamphanh Silavong

Kesone Silavong

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kamphanh Silavong and Kesone Silavong, 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 purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903