WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/05 10:52 2 pgs
Fees:13.00 Taxes:313.39

20050428-0047336

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 84,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2005.

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chris Wells	Long Beach Mtg. Co.	Map 107
1930 Dabbs Avenue	320 Interstate N. Parkway S-500	Group 5
Nashville, TN 37211	Atlanta, GA 30339	Parcel 16

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Khamphay Sayasack and wife, Sunnee Sayasack

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Chris Wells

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 16, on the Plan of Section One, Bel-Air, of record in Plat Book 2900, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Khamphay Sayasack, married, by deed from Chanthone Myxayphone and Kaenachanh Vorabouth, of record in Instrument 20010202-0010595, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3096, Page 483 and Book 2959, Page 83, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Pages 27 & 28, said Register's Office.

The said Sunnee Sayasack joins in this conveyance to convey any and all marital interest she may have in said property.

Power of Attorney of record in Instrument 20050428-0047335, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1930 Dabbs Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22nd day of April, 2005.

Khamphay Sayasack By Sunnee Sayasack
Khamphay Sayasack
By: Sunnee Sayasack, Attorney-in-Fact

Sunnee Sayasack
Sunnee Sayasack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sunnee Sayasack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sunnee Sayasack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Khamphay Sayasack as his Attorney in Fact as the free act and deed of the within named Khamphay Sayasack.

Witness my hand and official seal at Nashville, Tennessee the 22nd day of April, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.