State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $144,000.00

Affiant

Subscribed and sworn before me this the ~~9th~~ 10th day of May, 2005.

Notary Public My Commission Expires: 09-16-07

Davidson County DEEDWARR
Recvd: 05/17/05 13:41 2 pgs
Fees:13.00 Taxes:532.80
20050517-0055589

# WARRANTY DEED

This Instrument was Prepared by:
**Service Escrow & Title, Inc.**
**6001 Jackson Square Blvd. #700**
**Lavergne, Tennessee 37086**

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

| Address of New Owner(s) | Improved Property known as: | Send tax bills to: |
|---|---|---|
| Sokhoeun Nget<br>115 Rader Drive<br>Antioch, Tennessee 37013 | 115 Rader Drive<br>Antioch, Tennessee 37013 | Shea Mortgage, Inc.<br>26840 Aliso Viejo Parkway #150<br>Aliso Viejo, CA 92656 |

**Map 148-7 Parcel 108**

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**LOYD WAYNE PILKINTON AND WIFE, BARBARA H. PILKINTON**

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

**SOKHOEUN NGET AND** (an unmarried man) **RY NGET** (a married woman)

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

**All 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. 857 on the plan of Cherokee Hills, Section Eight, as of record in Book 3700, page 154, Register's Office for said County, beginning at a point in the easterly margin of Rader Drive, said point being the common front corner of Lots Nos. 856 and 857; thence in a southeasterly direction along the common line of said lot nos. 856 and 857 a distance of 151.3 feet to a concrete monument; thence in a southwesterly direction a distance of 126.0 feet to a point in the northeasterly direction a distance of 65.0 feet to a concrete monument; thence along said margin in said direction, a distance of 32.0 feet to a concrete monument which is the beginning of a curve; thence in a northeasterly direction around said curve a distance of 39.3 feet to a concrete monument in the easterly margin of Rader Drive; thence along said margin in a northeasterly direction a distance of 73.0 feet to a concrete monument; thence along said margin a said direction a distance of 13.8 feet to the point of beginning.**

**Being the same property conveyed to Loyd ~~Wane~~ Wayne H Pilkinton and wife, Barbara H. Pilkinton by Warranty Deed from Banner Construction Company of record in Book 4262, page 765, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Book 3700, page 154, Register's Office for Davidson County, Tennessee.**

**Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever.** Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this ~~6th~~ 10th **day of May, 2005.**

**Loyd Wayne Pilkinton**

**Barbara H. Pilkinton**

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Loyd Wayne Pilkinton and Barbara H. Pilkinton** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand, this ~~9th~~ 10th Day of **May , 2005.**

My Commission Expires:

3.25.06

Notary Public

Jennifer R. Pierce ★ Tennessee ★ Notary Public At Large ★ Davidson County

PLEASE RETURN TO:
EXECUTIVE TITLE, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122