State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Subscribed and sworn to before me, this 30th day of June, 2005.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires

Affiant

File No. N14168

Notary Public

Commission Expires

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/05 14:58 2 pg
Fees:13.00 Taxes:517.63
20050705-0076926

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Helen G. Brown		NAME: Helen G. Brown	
STREET ADDRESS: 2813 Rader Ridge Court		STREET ADDRESS: 2813 Rader Ridge Court	
CITY: Antioch	STATE: Tennessee	CITY: Antioch	STATE: Tennessee
ZIP CODE: 37013		ZIP CODE: 37013	
MAP & PARCEL NO.: 149-10-0-A-002.00CO			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Bounyou Laphayvanh and Samly Laphayvanh

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto Helen G. Brown

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot Number 2 on the Plan of Pebble Trail Villas, PUD, as shown by plat of record in Plat Book 9700, Pages 721 and 722, 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 Bounyou Laphayvanh and wife, Samly Laphayvanh by Warranty Deed from Corinthian Custom Homes, Inc., dated 03/28/03, recorded 03/31/03, as Document No. 200303310042063, Davidson County, Tennessee.

This is improved property known as 2813 Rader Ridge Court, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 2005.

Bounyou Laphayvanh by Lay Sayasack, atty-in-fact.
Bounyou Laphayvanh, by Lay Sayasack, Atty-in-Fact

Samly Laphayvanh
Samly Laphayvanh

State of Tennessee
County of Davidson } ss

On this the 30th day of June, 2005, before me, the undersigned Notary Public, personally appeared **Samly Laphayvanh**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My commission expires 1-2707

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of June, 2005, before me personally appeared Lay Sayasack, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bounyou Laphayvanh as his/her attorney-in-fact and acknowledged that he/she executed the same as the free act and deed of said Bounyou Laphayvanh.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 30th day of June, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 1-2707

My Commission Expires

WARRANTY DEED