Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/08/05 08:51 1 pg
Fees:13.00 Taxes:355.38

20050708-0078872

WARRANTY DEED

Preparer's File #-05E0319

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,047.31

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2005.

(Affix Seal) Notary Public

My Commission Expires: 7-29-08

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID:
Phol Huy and Lauren Huy, husband and wife	Churchill Mortgage Corporation	72-9-124
1012 Burchwood Avenue	761 Old Hickory Blvd., Suite 401	
Nashville, TN 37216	Brentwood, TN 37027	

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, I/we, KHON TOUCH, Unmarried AND HOEUTH HUY, Unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PHOL HUY AND LAUREN HUY, 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:

Tax/Map ID: 72-9-124

Land in Davidson County, Tennessee, being Lot No. 13, Block 2, On the Plan of Burchwood Place, as of record in Book 547, page 183, Register's Office for Davidson County, Tennessee.
Said Lot No. 13 fronts 60 ft. on the south side of Burchwood Avenue, and runs back between parallel lines, 139 ft. to a dead line in the rear.

Being the same property conveyed to Phol Huy and Khon Touch by deed of record in Book 10292, page 598, filed on 12-17-96, and further conveyed to Khon Touch and Hoeuth Huy by Quit Claim Deed from Phol Huy and Khon Touch of record in Instrument No. 200007130069340, filed on 07-13-00, said Register's Office

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

( ) unimproved
This is (X) improved property known as **1012 Burchwood Avenue, Nashville, Tennessee 37216**

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 **24th** day of **June, 2005**:

x KHON TOUCH
KHON TOUCH

x
HOEUTH HUY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KHON TOUCH and HOEUTH HUY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of June, 2005.

Notary Public

My Commission Expires: 7/17/10

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.