Davidson County DEEDWARR
Recvd: 07/13/05 11:50 2 pg
Fees:13.00 Taxes:403.30
20050713-0081134

RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,000.00**.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2005.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sok Heng Teap and Sophorn Chhun 515 Rosebank Ave. Nashville, TN 37206	FHHLC 1555 W. Walnut Hill Lane, Ste. 200 Irving, TX 75038	**83-08-0-142**

FOR AND IN CONSIDERATION of the sum of **One hundred Nine Thousand Dollars and Zero Cents ($109,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Basay Khammouanvichit and Phoumy Phomsopha, both unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Sok Heng Teap and wife, Sophorn Chhun** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson** County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, TN, Being Lot No 22, on the Plan of Rosewood Heights, Section I, as of record in Book 2133, page 38, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Basay Khammouanvichit and Phoumy Phomsopha, both unmarried , by Deed from Johnny Klingberg, Exector , dated 7-4-98, of record in Book 11019, Page 10, in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are being paid at closing.

BK
P P

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 29th day of April, 2005.

Basay Khammouanvichit

Phoumy Phomsopha

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, , being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of April, 2005.

Notary Public

My commission expires:

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE