THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/04/05 08:31 2 pgs
Fees:13.00 Taxes:395.90
20050804-0091460

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Khly Prum 2805 Paden Drive Nashville, TN 37206	NEW OWNER	083-15-0-065.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 2005

Notary Public
My Commission Expires:

LYNN GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Phan Srey and Phan Prum, k/n/a Phan Srey, married** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Khly Prum**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County being all of Lot No. 90, Section One, Addition One, Fortland Park, of record in Book 2854, Page 68, Register's Office for Davidson County, Tennessee to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Phan Srey and Phan Prum, unmarried, by Warranty Deed from Cody S. Blackwell and wife, Tracy Blackwell of record in Book 8910, Page 44, dated 04-05-93, Register's Office for Davidson County, Tennessee
Phan Prum k/n/a Phan Srey, married

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2005 and following, a lien not yet due and payable. (Map #083-15-0-065.00) NOTE: 2004 Taxes have been paid in the amount of $1110.65 for County, No City Taxes Apply Easement to Nashville Gas Co. of record in Book 7629, Page 359, Register's Office for Davidson County, Tennessee Restrictive covenants recorded in Book 2963, Page 618, Register's Office for Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 2805 Paden Drive, Nashville, TN 37206

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever,

except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 29th day of July, 2005

Phan Srey

Phan Prum k/n/a ~~Phan Srey~~

STATE OF TENNESSEE

COUNTY OF Davidson

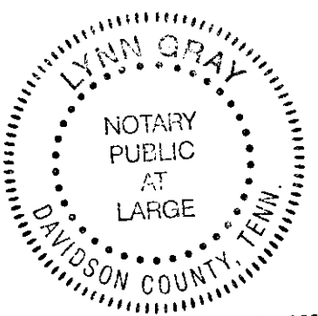
Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Phan Srey and Phan Prum, k/n/a Phan Srey, and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 29th day of July, 2005.

Notary Public

My Commission Expires: _____

(SEAL)



My Commission Expires NOV. 24, 2007