Davidson County DEEDWARR
Recvd: 08/15/05 10:33 2 pg
Fees:13.00 Taxes:305.07
20050815-0096176

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21421S

MAP/GROUP/PARCEL: 050-07-0-23.00

NEW OWNER'S NAME AND ADDRESS:
VANNA DEJVONGSA
3720 Village Trail
Nashville, TN 37207

SEND TAX BILLS TO:
BANK OF AMERICA
9000 SOUTHSIDE BLVD.
JACKSONVILLE, FL 32256

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DAVID L. NEWSOM, a married man, hereinafter called Grantor, does hereby transfer and convey unto, VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, husband and wife Their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105, ON THE PLAN OF SECTION FIVE, VILLAGE BY THE CREEK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 221, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The subject property is improved property known as 3720 VILLAGE TRAIL, Nashville, TN 37207.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20030728-0105073, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Subject property is investment property and has never been the marital residence of the grantor or his spouse.

DAVID L. NEWSOM

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DAVID L. NEWSOM, a married man, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in HENDERSONVILLE, Tennessee on this the 20th day of July, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $82,450.00.

AFFIANT

Sworn to and subscribed before me, this the 20th day of July, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN