This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050498

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Decision One Mtg. Co
4060 J.A. Jones Dr Ste 100
Charlotte NC 28287

Davidson County DEEDWARR
Recvd: 08/18/05 13:57 3 pgs
Fees:18.00 Taxes:455.10
20050818-0098633

New Owner is:
Ath Yuon and Viseth Sieng
4891 Shasta Drive
Nashville, TN 37211

MAP: 133-16
PARCEL: 185.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rhonda Belue and Alioune Guisse**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ath Yuon and Viseth Sieng**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Welch Meadows, Section II of record in Plat Book 3700, Page 60, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rhonda Belue, married by Deed from Treachery Price, unmarried dated 05/17/02, recorded 05/22/02, in Inst#200205220062532, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

RB / AG Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of August, 2005.

GRANTOR:

Rhonda Belue by Karen Howard as attorney in fact

Rhonda Belue by Karen Howard

As Attorney-in-Fact

Alioune Guisse by Karen Howard as attorney in fact

Alioune Guisse by Karen Howard

As Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Karen Howard**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Rhonda Belue and Alioune Guisse,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument No. X, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 15th day of August, 2005.

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

X 20050818-0098631

My Commission Expires:
MY COMMISSION EXPIRES JULY 19, 2008

20050818-0098632

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **SELLER NAME**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of August, 2004.

Melissa L. Sanders
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $123,000.00.

Affiant

SWORN TO and subscribed before me this 15th day of August, 2005.

NOTARY PUBLIC

My commission expires:

MELISSA E. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008