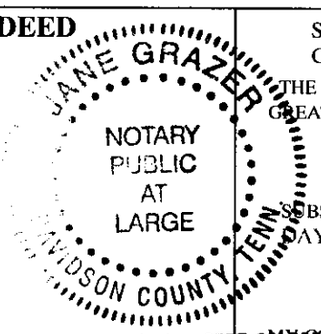
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 08/31/05 12:52 2 pgs
Fees:13.00 Taxes:388.50



20050831-0104354

My Commission Expires SEPT. 30, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

David Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006. 9/30/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Hills II	Southstar Funding, LLC dba Capital Home Mortgage	149-5-174
(NAME)	(NAME)	
4733 Terragon Trail	400 Northridge Road, Suite 1000	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Atlanta, GA 30350	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Van Phuang Tran and wife, Hu T. Tran and Worawong Paktranon, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Felix Hills II and wife, Tamekia Hills, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 92 on the 2nd Revision of Terragon Trails, Section 5, as of record in Plat Book 5200, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Van Phuang Tran and Hu T. Tran and Worawong Paktranon, by deed of record in Book 1104, Page 314, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Worawong Paktranon by Van Phuang Tran as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. X, in the Register's Office for Davidson County, Tennessee.

X 20050831-0104353

unimproved ☐

This is improved ☒ property, known as 4733 Terragon Trail, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 our hands this 28th day of July, 2005.

Worawong Paktranon by Van Phuang Tran his attorney in fact
Worawong Paktranon

Van Phuang Tran

Hu T. Tran

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van Phuang Tran and Hu T. Tran 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 purpose therein contained.

On this the 28th day of July, 2005, before me personally appeared Van Phuang Tran, the person who executed the foregoing instrument on behalf of Worawong Paktranon and who acknowledged that he executed the same as the free act and deed of the said Worawong Paktranon, through Power of Attorney granted he by the said Worawong Paktranon.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006