Davidson County DEEDWARR
Recvd: 09/12/05 08:25 2 pgs
Fees:13.00 Taxes:893.55
20050912-0108917

This instrument prepared by:
MURFREE, COPE, HUDSON & SCARLETT, Attorneys
Murfreesboro, Tennessee 37130
From information furnished by the parties

NAME AND ADDRESS OF NEW OWNER:

KHAMLA PHOMMACHACK
2708 Bison Court
Antioch, TN 37013

SEND TAX BILLS TO:

SAME

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

WARRANTY DEED
Map 174-11, Group A
Parcel 344

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, SIGNATURE PARTNERS, LLC has this day bargained and sold and does hereby transfer and convey unto KHAMLA PHOMMACHACK, married, his heirs and assigns, forever, the following described real estate situated in Rutherford County, Tennessee, To wit:

Land in Davidson County, Tennessee, being all of Lot No. 243 on the Final Plat, Cane Ridge Farms, Phase Six, Section 1, as shown by plat appearing of record in Instrument No. 20050209-0015098, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Signature Partners, LLC by Deed of record in Instrument No. 20050412-0040656, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO easements, setback lines and all matters shown on the above referenced plat that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same; and that the same is unencumbered except the 2005 property taxes which have been prorated between the parties

The undersigned further covenants and binds itself, it's heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of said real estate is to be given by the grantor to the grantee upon delivery of this deed.

WITNESS OUR HANDS on this the 31st day of August, 2005

SIGNATURE PARTNERS, LLC

BRIAN BURNS, Chief Manager

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public of the State and County aforesaid, personally appeared BRIAN BURNS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of the Signature Partners, LLC, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Manager.

WITNESS MY HAND and official seal in Murfreesboro, Tennessee, on this the 31st day of August, 2005.

NOTARY PUBLIC

JEFFREY L. REED Notary Public At Large RUTHERFORD COUNTY, TN

My commission expires: 10-22-07

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $241,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me,
This 31st day of August, 2005

NOTARY PUBLIC
My commission expires: 10-22-07

JEFFREY L. REED Notary Public At Large RUTHERFORD COUNTY, TN