STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of October, 2005.

Notary Public

My Commission Expires: 11.2.08

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/12/05 14:03 2 pgs
Fees:13.00 Taxes:628.63

20051012-0123047

ADDRESS NEW OWNER(S) AS FOLLOWS:
Theresa A. Fuqua
3732 Seasons Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

150-12A-56

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Khamphiou Thay and husband, Chaysrun Thay** hereinafter referred to as Grantors, hereby transfers and conveys to **Theresa A. Fuqua and husband, Howard Fuqua** hereinafter referred to as 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 730, Somerset, Phase IV, as shown on plat of record in Plat Book 7900, Pages 978-979, in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Khamphiou Thay and Chaysrun Thay, joint tenants with right of survivorship, by Warranty Deed from Sherri Diane Krenk and husband, Edwin Joseph Krenk of record in Instrument No. 20050324-0032305, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Pages 978-979, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 8708, Page 630, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9696, Page 654, and in Book 10404, Page 641, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3732 Seasons Drive, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 5th day of October, 2005.

Khamphiou Thay by William ClenDenning Attorney in Fact
Khamphiou Thay

Chaysrun Thay by William ClenDenning Attorney in Fact
Chaysrun Thay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William ClenDenning**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Khamphiou Thay for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Khamphiou Thay, and is authorized by Khamphiou Thay to execute this instrument on his/her behalf.

Witness my hand and official seal this 5th day of October, 2005.

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11.22.05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William ClenDenning**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Chaysrun Thay for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Chaysrun Thay, and is authorized by Chaysrun Thay to execute this instrument on his/her behalf.

Witness my hand and official seal this 5th day of October, 2005.

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11.22.05

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