Box 13
11134

Davidson County DEEDWARR
Recvd: 03/24/06 12:00 2 pgs
Fees:13.00 Taxes:462.50
20060324-0033897

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44479

WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 5/7/09 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
10th DAY OF MARCH, 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7.25.09

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
SOPHORN CHHUN AND SOK HENG TEAP 805 LEMONT DR. NASHVILLE, TN. 37216	GMAC Mortgage Corp. 100 Witmer Rd. Horsham, PA 19044-0963	**60-3-62** **12DZ 44385**

FOR AND IN 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, JULIA E. WHITE, An Unmarried Person and JACQUELYN M. BAKER, An Unmarried Person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **SOPHORN CHHUN and SOK HENG TEAP**, wife AND Husband

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Oak Park Subdivision, Section I, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 89 feet on the northwesterly side of Larkspur Drive and extends back 223.57 feet on the northeasterly line, which is a broken line, and 220.00 feet on the southwesterly line to a dead line in the rear, which is the southeasterly margin of the right-of-way of Interstate I-65, measuring 80.98 feet thereon.

Being the same property conveyed to Julia E. White and Jacquelyn M. Baker by deed from Max H. Booth and wife, Mary J. Booth, of record in Book 5691, page 917, Register's Office for Davidson County, Tennessee.

This is improved property known as 3136 Larkspur Drive, Nashville, Tennessee 37207

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 10th day of March, 2006.

Julia E. White — Jacquelyn M. Baker

JULIA E. WHITE **JACQUELYN M. BAKER**

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 JULIA E. WHITE and JACQUELYN M. BAKER, the bargainors, 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 17th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 7/24/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006