State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $226,000.00.

Affiant

Subscribed and sworn before me this 5th day of May, 2006.

Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/08/06 09:06 2 pgs
Fees:13.00 Taxes:836.20
20060508-0053039

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Nouanphet Soundara 1277 Blairfield Drive Antioch, TN 37013	1277 Blairfield Drive Antioch, TN 37013	Guaranty Trust Company 840 Broadmor Blvd. Suite 100 Murfreesboro, TN 37129

Map 174-11-A, Parcel 117

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

THOMAS LEE NESBITT, JR.

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

NOUANPHET SOUNDARA, KEUTH SOUNDARA, CHANTHASONE SOUNDARA, AND VILATHONE SOUNDARA

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Cane Ridge Farms, Section One, Phase Three, of record in Instrument No. 20010606-0059239, also see Owners Certificate of Correction in Instrument No. 20030210-0018021, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Chain of Title: Being the same property conveyed to Thomas Lee Nesbitt, Jr. by Quitclaim Deed from Denise L. Nesbitt, dated 08/15/2003 of record in Instrument No. 20030825-0123114, Register's Office for Davidson County, Tennessee.

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 200207120034136, Owners Certificate of Correction in Instruction No. 20030210-0018021, Register's Office for said County.

Plan of record in Instrument No. 20020712-0084136, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Covenants, Conditions, and Restrictions contained in Book/Instrument Number 20000905-0087103, as amended in Instrument No. 20010815-0088370; Instrument No. 20001204-0119093; and Instrument No. 20040319-0031603; and Instrument No. 200411002-0131848, Register's Office for said County.

Charter of Cane Ridge Farms Homeowner's Association, Inc., of record in Instrument No. 20010815-0088360, Register's Office for said County.

Deed conveying the open space to Cane Ridge Farms Homeowner's Association, Inc., of record in Instrument No. 20010815-0088361, Register's Office for said County.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

FILE BOX 45

Executed this 4th day of May, 2006.

Thomas Lee Nesbitt, Jr.

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Thomas Lee Nesbitt, Jr.**the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **he** executed the within instrument for the purposes contained.

Witness my hand, this 4th day of May, 2006.

My Commission Expires:

3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee