PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/08/06 11:45 2 pgs
Fees:13.00 Taxes:684.50
20060608-0068130

W & I Ref:(gj) Title No: 47847
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew Ball Heather M. Ball 7328 Middlebrook Circle Nashville, Tennessee 37221	Greene County Bank, Mortgage Lending Division 10201 Parkside Drive Knoxville, Tennessee 37922

TAX MAP-PARCEL NUMBERS: 126150B20700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sengthong Prasertsinh, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Ball and spouse, Heather M. Ball** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Section Two Lexington Point of record in Doc. No. 20010515-0049954 and amended by Surveyors Certificate of Correction in Doc. No. 20011214-0138239, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sengthong Prasertsinh, married, by deed from Beazer Homes Corp. d/b/a/ Phillips Builders, a Tennessee Corporation of record in Doc. No. 20020801-0092178, Register's Office for Davidson County, Tennessee.

Kim Teo spouse of Sengthong Prasertsinh joins in this conveyance for the sole purpose of conveying any and all marital rights in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book Doc. No. 20010515-0049954 as amended by Surveyors Certificate of Correction in Doc. No. 20011214-0138239, said Register's Office, which Plan shows 30 foot minimum building set back line from Middlebrook Circle, together with a designated building site and a 20 foot easement for public utility purposes along the front line(s) of said lot and a 15 foot drainage easement along the northerly side line ; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20001018-0103445, amended in Doc. No. 20010522-0052909, re-recorded in Doc. No. 20020214-0019754; said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7328 Middlebrook Circle, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of June, 2006.

Sengthong Prasertsinh

Kim Teo

State of TENNESSEE
County of DAVIDSON

On this 5th day of June, 2006 , before me the undersigned authority, personally appeared Sengthong Prasertsinh and Kim Teo, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Sworn and subscribed before me this the 5th day of June, 2006

My Commission Expires: _____

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary Public