Davidson County DEEDWARR
Recvd: 07/18/06 08:00 2 pgs
Fees:13.00 Taxes:623.47

20060718-0086042

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$168,506.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF July, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

BARBARA BLACK
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. NOV. 14, 2009
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chanthy Ouk 3522 Wood Bridge Drive Nashville, TN 37217	Chanthy Ouk 3522 Wood Bridge Drive Nashville, TN 37217	Map 136-10 Parcel 25

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,

Susan F. Hughes, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Chanthy Ouk, unmarried

Hereinafter called the 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 NO. 417 ON THE PLAN OF PRIEST LAKE PARK, SECTION 7-A, AS OF RECORD IN BOOK 5200, PAGES 107, 108, AND 109, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SUSAN F. HUGHES, UNMARRIED, BY DEED FROM ROBERT DENTON RUSSELL, UNMARRIED, DATED OCTOBER 3, 2005, AND OF RECORD IN INSTRUMENT NUMBER 20051025-0128959, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Pages 107-109, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 5499, Page 879, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3522 Wood Bridge Drive, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 12th day of July, 2006.

Susan F. Hughes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Susan F. Hughes, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2006.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
JAN 26, 2008

RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
FILE # N06-0183