Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
606727

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060727

Davidson County DEEDWARR
Recvd: 09/07/06 12:39 2 pg
Fees:13.00 Taxes:375.18
20060907-0110779

Send Tax Bills To:
John Thomas Booker, Jr.
2201 Sandra Dr.
Nashville, Tn. 37210

New Owner is:
John Thomas Booker, Jr.
2201 Sandra Drive
Nashville, TN 37210

MAP: 119-02-0
PARCEL: 193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Manilay Pathommavong** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John Thomas Booker, Jr.** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Being lot No 159 on the plan of Sterling Heights subdivision section 5, as of record in Book 1835, Page 37, Register's Office for Davidson County, Tennessee to which Plan reference is Hereby made for a more complete and accurate legal description.

Beginning at a point in the southwesterly margin of Glenrose Avenue, being the common corner of Lots 159 and 160, thence southwestwardly 115 feet with the line between asid lots to th common corner of lot Nos. 158, 159, and 160; thence southeastwardly 115 feet with the line between lot nos. 158 and 159 to a point in the northwesterly margin of Sandra Drive; thence northeastwardly with said margin 95 feet to the beginning of a curve, thence Northwardly 31.42 feet around said curve to a point in the southwesterly margin of Glenrose Avenue; thencenorthwestwardly with said margin 95 feet to the point of beginning.

Being the same property conveyed to Manilay Pathammavong, unmarried by Warranty Deed from Charles D. Jones and wife, Joyce J. Jones of record , in Book 11715 , Page 656 , Register's Office for Davidson County, Tennessee, date October 20, 1999 and recorded October 25, 1999.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

M.P
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of September, 2006.

GRANTOR:

Manilay Pathommavong

Manilay Pathommavong

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Manilay Pathommavong** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of September, 2006.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $101,400.00.

John Thomas Booth Jr
Affiant

SWORN TO and subscribed before me this 1st day of September, 2006

Peggy S. Hill
NOTARY PUBLIC

My commission expires:

7-25-09

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009