RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44998

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/06 09:21 2 pgs
Fees:13.00 Taxes:521.70

20061129-0147051

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of November, 2006

Notary Public

MY COMMISSION EXPIRES: 5/22/10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sophie Moy and Dararith Tep	Century 21 Mortgage	75-4-195
4746 A & B Trenton Drive	9700 Bissonnet Street, Suite #1500	
Hermitage, TN, 37076	Houston, TX 77036	

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, I/WE,

Bradford L. Worthington and wife, Kim Worthington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sophie Moy, an unmarried woman, and Dararith Tep, an unmarried man

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 all of Lot No. 454 on the Plan of Tulip Grove, Section 7, according to plat thereof, record in Book 4300, page 186, Register's Office of Davidson County, Tennesee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Bradford L. Worthington and wife, Kim Worthington, by Quitclaim Deed from Kim Worthington, married, of record in Instrument No.: 20040624-0074866; and by Warranty Deed from Marion A. Whitaker, unmarried, of record in Instrument No.: 20020411-0045320, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4746 A & B Trenton Drive, Hermitage, TN 37076

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/our hand(s) this 20th day of November, 2006

Bradford L. Worthington by Kim Worthington, Attorney in Fact

Kim Worthington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kim Worthington, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2006

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 20th day of November, 2006, personally appeared Kim Worthington to me known to be the person who executed the foregoing instrument on behalf of Bradford L. Worthington as Attorney in Fact, and acknowledged that Kim Worthington executed the same as the free act and deed of the said Bradford L. Worthington.

Witness my hand and official seal this 20th day of November, 2006.

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010