ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 19th day of January, 2007.

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 02/05/07 10:35 2 pgs
Fees:13.00 Taxes:721.50
20070205-0014667

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chhouth Say	**New Owner**	**Map 150-6, Parcel 188**
3032 Wilford Pack Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Steven W. Oakley and wife, Shane S. Oakley

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

Chhouth Say and wife, Samsophey Say

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. 34 on the Plan of revised West Lake Subdivision, of record in Plat Book 6250, page 785, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steven W. Oakley and wife, Shane S. Oakley, by Warranty Deed, from Rodney L. Gooch and wife, Felicia D. Gooch, of record in Instrument No. 20010122-0006407, Dated January 19, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, page 785, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9174, page 940, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3032 Wilford Pack Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 19th day of January, 2007.

Steven W. Oakley by: A. Scott Hubbard Atty in Fact
Steven W. Oakley
By: A. Scott Hubbard, Attorney-in-Fact

Shane S. Oakley by: A. Scott Hubbard Atty. in Fact
Shane S. Oakley
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Steven W. Oakley and wife, Shane S. Oakley for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Steven W. Oakley and wife, Shane S. Oakley and is authorized by Steven W. Oakley and wife, Shane S. Oakley to execute this instrument on his/her behalf.

Witness my hand, at office, this 19th day of January, 2007.

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:_____

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

File #: **06926-JM**
RECORD & RETURN TO:
Bosch Title, LLC
1800 Galleria Blvd
Suite 1390
Franklin, TN 37067