Prepared by & Return To:
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 03/01/07 10:01 2 pgs
Fees:13.00 Taxes:373.48
20070301-0025215

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, for this transfer, whichever is greater, is $100,940.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 th day of February, 2007.

Notary Public
Commission Exp: 9-22-07

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP-PARCEL**
Phol Huy	**New Owners**	**Map 082-16-0**
809 Boscobel Street		**Parcel 296.00**
Nashville, TN 37206		

WARRANTY DEED

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 Roeun Chek, single and Voem Chhim and wife, Mao Kear, GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phol Huy and wife, Lauren Huy, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 118 on the plan of Williams First Addition to Edgefield, as of record in Book 21 page 45 Register's Office for said County.

Said Lot 118 fronts 50 feet on the northerly side of Bescobel Street and runs back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to Roeun Chek, Mao Kear and Voem Chhim by Quitclaim Deed dated 07/29/2005. And Recorded in instrument No. 20050729-0088716 on 7/29/2005.
Being the same property conveyed to Voeum Chhim and wife Mao Kear on Decmber 11, 1990 by warranty deed of record in Book 8529 page 601 said Register's Office.

This is improved property known as 809 Boscobel Street, Nashville, Tennessee, 37206.
Map and Parcel - 082-16-0-296.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2007 and thereafter.

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, Except for exceptions number

4 and 5 listed above; 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 21st day of February, 2007.

Roeun Chek

Voem Chhim

KEAR MAO
Mao Kear

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roeun Chek and Voem Chhim and wife, Mao Kear, with whom I am personally acquainted (or 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 and official seal at Nashville, Tennessee, this 21st day of February, 2007.

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

Commission Expires: 1-22-07