Davidson County DEEDWARR
Recvd: 03/29/07 11:03 3 pg
Fees:18.00 Taxes:340.22

20070329-0037539

After Recording Return to:

Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027
B-5290

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of ~~February~~ MARCH 2007, by and between VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, HUSBAND AND WIFE, hereinafter called Grantors, and ROBERT A. STAHLY, A ONE-HALF UNDIVIDED INTEREST, and WILLIAM C. HART, A ONE-HALF UNDIVIDED INTEREST, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto ROBERT A. STAHLY, A ONE-HALF UNDIVIDED INTEREST, and WILLIAM C. HART, A ONE-HALF UNDIVIDED INTEREST, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3720 VILLAGE TRAIL, NASHVILLE, TENNESSEE 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantor's duly authorized official on this the day and year first above written.

SELLER:

VANNA DEJVONGSA
Signature of Seller

SOUPHANTHANA P. DEJVONGSA
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, TN, **this** 26 **day of ~~February~~,** March **2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

ROBERT A. STAHLY and WILLIAM C. HART
1321 General McArthur Drive
Brentwood, TN 37027

Property Address:

3720 VILLAGE TRAIL, NASHVILLE, TENNESSEE 37207
Person Responsible for Taxes:
Community Lending
610 Jarvis Drive
Morgan Hill, CA 95037

Map & Parcel #: MAP 50, GROUP 7, PARCEL 23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Williamson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$91951** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Karen Gonzalez
Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of ~~February,~~ March. **2007.**

J. Susan Duff
Notary Public

My Commission Expires: 1-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-7974

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot(s) 105, as shown on the map entitled Section Five, Village by the Creek, of record in Plat Book 6250, page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, HUSBAND AND WIFE, by Warranty Deed from David L. Newsom, a married man, of record in Instrument Number 20050815-0096176, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 50, GROUP 7, PARCEL 23).

2. All matters as set forth on the Subdivision Plat of record in Plat Book 6250, page 221, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictions of record in Book 6443, page 231, Register's Office for DAVIDSON County, Tennessee.