RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/01/07 13:17 2 pgs
Fees:13.00 Taxes:351.50
20070501-0051836

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-0701-34384

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is ~~$94,050.00~~ 95,000.00

Lynn Gray
Affiant

Subscribed and sworn to before me, this 19 **day of** April, **2007.**

Karen Russell
Notary Public
My commission expires: 5/26/09

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Xay Xayyasith 221 Flora Maxwell Drive Nashville TN 37211	New Owner	147-08-0-181

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dorothy N. Freeman, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Xay Xayyasith, an unmarried man, hereinafter called the Grantees, their successors 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. 6, on the Plan of Beverly Heights, Section 4, of record in Book 5200, Page 263, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy N. Freeman by deed from Regina Bowers, dated 4-28-03, recorded on 5-6-03, in Instrument No. 20030506-0060466, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charles J. Jones and Linda L. Goss, by quitclaim deed from Dorothy N. Freeman, dated 12-20-05, recorded 12-14-06, in Instrument No. 20061214-0154246, Register's Office for Davidson County, Tennessee.

By Agreed Order Resolving Objection of Linda Goss to Debtor's Expedited Motion to Sell Real Estate and Approve Real Estate Commission in The United States Bankruptcy Court for the Middle District of Tennessee, Case No. 306-05725, the above-referenced quitclaim deed was set aside and deemed null and void pursuant to 11 U.S.C. Section 549, as of record in Instrument No. 20070501-0051833, Register's Office for Davidson County, Tennessee.

Subject property was further conveyed to Dorothy N. Freeman by quitclaim deed from Charles J. Jones, of record in Instrument No. 20070501-0051835, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 221 Flora Maxwell Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of April, 2007.

Dorothy N. Freeman by George Basch, attorney-in-fact

Dorothy N. Freeman by George Basch,
as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named George Basch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Dorothy N. Freeman and that he is authorized by Dorothy N. Freeman to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 19th day of April, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN