WARRANTY DEED

R-C21-07-2637

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,400.00

Affiant

Subscribed and sworn to before me this 26th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mandy J. Peitz	Countrywide Home Loans, Inc.	
2637 Solon Drive	(NAME) 2021 N Gallatin Road, Suite 280	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Madison, TN 37115	84-1-176
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HOU BUN AND WIFE, HOEUN BUN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MANDY J. PEITZ, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 28, ROSEBANK TERRACE, SECTION II, as shown on plat of record in Plat Book 5210, Page 31, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hou Bun and wife, Hoeun Bun by Warranty Deed from Jon Christopher Doster and wife, Shannon M. Doster, recorded on the 22nd day of August, 2002 in Instrument No. 20020822-0101451, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 5210, Page 31; Book 5354, Page 901; Book 5354, Page 903; said Register's Office for Davidson County, Tennessee; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 2637 Solon Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of April, 2007.

Hou Bun

Hoeun Bun by Hou Bun as Attorney in Fact

By: _____
Attorney-in-fact

Davidson County DEEDWARR
Recvd: 05/04/07 10:57 2 pgs
Fees:13.00 Taxes:360.38
20070504--0053715

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hou Bun and Hoeun Bun, the within named bargainor, 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, this the 26 day of April, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared Hou Bun to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hou Bun and Hoeun Bun and who acknowledged he/she/they executed the same as the free act and deed of the said Hou Bun and Hoeun Bun.

Witness my hand and official seal, this the 26 day of April, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903