Record & Return to:
Com Unity Title, LLC
100 Doyle Hill Rd.
Charlotte, TN 37036

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 07/10/07 12:29 2 pgs
Fees:13.00 Taxes:388.13
20070710-0082176

W & I Ref:(____gj____) Title No: 48784
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeanna M. Buttrey 5515 Bon Air Cirlce Nashville, Tennessee 37209	SAME Realty Mtg. Corporation 7000 Executive Center Dr. Suite 200 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 10705006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$104,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger V. Chanpetcha and Khampieng Chanpetch**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeanna M. Buttrey** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Bel-Air, Section One of record in Book 2900, page 28, Register's Office for said County.

Said Lot No. 87 fronts 63.0 feet on the southerly margin of Dabbs Avenue and extends back between parallel lines 140 feet to a dead line in the rear.

Being the same property conveyed to Viroth and Khampieng, as tenants by the entirety by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8391, page 126, said Register's Office. Viroth is also known as Roger Chanpetch and Khampieng is also known as Khampieng Chanpetch.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 28, said Register's Office, which Plan shows a 40 foot minimum building setback line from Dabbs Avenue and a a 10 foot easement for utility purposes along the rear line(s) of said lot..

This is improved property, known as: 1921 Dabbs Avenue, Nashville, Tennessee 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 2007.

Roger V. Chanpetch

Khampieng Chanpetch

State of TENNESSEE
County of DAVIDSON

On this 29th day of June, 2007 , before me the undersigned authority, personally appeared Roger V. Chanpetch and Khampieng Chanpetch , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $104,900.00

Affiant

Sworn and subscribed before me this the 29th day of June, 2007

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11.24.2010