State of **Tennessee**
County of **Davidson**

This actual consideration or value – whichever is greater- is **$173,000.00**

Amanda Haneline Affiant

Subscribed and sworn before me this the **13th Day of July, 2007**

Notary Public
My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/25/07 13:44 2 pgs
Fees:13.00 Taxes:640.10

20070725-0088311

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Bounchong Rattanavong	**848 Pin Oak Drive**	**American Brokers Conduit**
848 Pin Oak Drive	**Antioch, Tennessee 37013**	**520 Broadhollow Road**
Antioch, Tennessee 37013		**Melville, NY. 11747**

Map 164-8 Group A Parcel 25

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

JERRY BUTLER BUILDERS, LLC

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

BOUNCHONG RATTANAVONG, MARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in a **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Being Lot No. 47, Section One, Hallmark of record in Instrument no. 20050315-0028142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jerry Butler Builders, Inc. by Quitclaim Deed from Gail Pigg, Trustee of record in Instrument No. 20011231-0144900, Register's Office for Davidson County, Tennessee dated December 18, 2001.

Subject to all matters of record in Instrument Number 20060315-0028142, Register's Office for Davidson County, Tennessee.

Subject to Easement to Tennessee Telephone Company of record in Instrument Number 20060707-0081732, Register's Office for Davidson County, Tennessee.

Subject to the Charter of Hallmark Homeowners Association, Inc. of record in Instrument Number 20060204-0021895, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of Record in Instrument Number 20051116-0138367, Register's Office for Davidson County, Tennessee.

Subject to Road Agreement and Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for Davidson County, Tennessee.

Subject to Ingress and Egress Easement of record in Book 4706, page 227, Register' Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20030519-0067720, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed ~~this~~ 13th, Day of July, 2007

Jerry Butler Builders, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Susan Magnuson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Jerry Butler Builders, LLC** for the purpose therein contained, and who further acknowledge him/her self to be **an authorized agent** and being authorized by the board of directors to execute this document on behalf of **Jerry Butler Builders, LLC.**

Witness my hand and official seal this **13th Day of July, 2007.**

My Commission Expires: 3/20/10

Notary Public

AMANDA HANELINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY