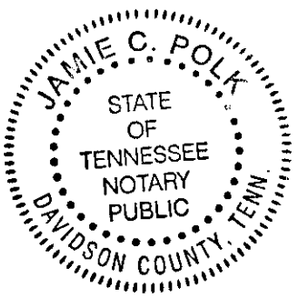
Davidson County DEEDWARR
Recvd: 09/07/07 09:36 2 pgs
Fees:13.00 Taxes:532.80
20070907-0107448

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Lee Ellard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2007.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lee Ellard	Ascend Federal Credit Union	Parcel ID:
632 Rocky Mountain Parkway	550 William Northern Blvd.	135140A15000CO
Antioch, TN 37013	Tullahoma, TN 37388	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kenta Thammavong and Doklam Boualavong and Phousy Boualavong

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lee Ellard and wife, Cynthia Ellard,
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 150, on the Plan of Phase Four, Pinnacle Point Subdivision, of record in Plat Book 6900, Page 524, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenta Thammavong, unmarried, and Doklam Boualavong, unmarried, and Phousy Boualavong, unmarried, by deed from Sean M. Patterson and wife, Melinda D. Patterson, of record in Instrument 20050817-0097764, said Register's Office, dated August 12, 2005.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees, (2) Easements of record in Book 9207, page 529, Book 7097, page 158, and Book 9207, page 504, said Register's Office, and (3) All matters appearing on the plat of record in Plat Book 6900, page 524, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7032, page 733, Book 7067, page 739, Book 7065, page 959, Book 10097, page 390, Book 6405, page 169, Instrument 20010504-0046047, and Instrument 20010504-0016048, said Register's Office.

Power of Attorney of record in Instrument 20070907-0107447, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 632 Rocky Mountain Parkway, Antioch, TN 37013

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 5th day of September, 2007.

Kenta Thammavong by Lay Sayasack attorney in fact
Kenta Thammavong by: Lay Sayasack, Attorney in Fact

Doklam Boualavong by Lay Sayasack attorney in fact.
Doklam Boualavong by: Lay Sayasack, Attorney in Fact

Phousy Boualavong by Lay Sayasack attorney in fact
Phousy Boualavong by: Lay Sayasack, 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 nmaed Lay Sayasack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Kenta Thammavong, Doklam Boualavong and Phousy Boualavong as their Attorney in Fact as the free act and deed of the within named Kenta Thammavong, Doklam Boualavong and Phousy Boualavong.

Witness my hand and seal this 5th day of September, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.