This space for Register's Office:

Davidson County DEEDWARR
Recvd: 09/14/07 10:47 2 pgs
Fees:13.00 Taxes:521.70

20070914-0110281

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Reggie T. Sims
Sherika R. Sims
430 Cedarcliff Road
Antioch, TN 370163

SEND TAX BILLS TO:
Suntrust Mortgage, Inc.
201 4th Avenue North, 7th FL
Nashville, TN 37219

Map & Parcel 150-05-0-14.00 02 D 59062

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, I, **Somsouk Sayaxoumphou and Nomekeo Sayaxoumphou** hereinafter called the **Grantors**, do hereby convey unto **Reggie T. Sims and wife Sherika R. Sims**, hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, State of Tennessee, described as follows; to-wit:

Being Lot No. 234 on the Plan of Cherry Hills Subdivision, Section IV, as of record in Book 4460, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Somnuk Sayaxoumph and wife Nomekeo Sayaxoumph and Somsouk Sayaxoumph on October 31, 1986 by Warranty Deed of record in Book 7035 page 845 said Register's Office.

Subject to restrictions of record in Book 4512, Page 212 said Register's Office.

Somnuk Sayaxoumph having since died on December 11, 2006.

This conveyance is subject to any and all existing easements of record.

Nomekeo Sayaxoumph and Somsouk Sayaxoumph are the same as Nomekeo Sayaxoumphou and SomSouk Sayaxoumphou.

This is improved property known as 630 Cedarcliff Road, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized 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 CONVENANTS 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.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 15 day of August, 2007.

Somsouk Sayaxoumphou

Somsouk Sayaxoumphou

Nomekeo Sayaxoumphou by Somsouk Sayaxoumphou

Nomekeo Sayaxoumphou by Somsouk Sayaxoumph AIF

State of Tennessee
County of Davidson

On this 15th day of August, 2007, before me personally appeared Somsouk Sayaxoumphou who executed the foregoing instrument on behalf of Nomekeo Sayaxoumphou, and acknowledged that he/she executed the same as the free act and deed of Nomekeo Sayazoumphou through Power of Attorney granted him.

Notary Public in and for the
State of Tennessee
Commission Expires: 6-22-08

State of Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared Somsouk Sayaxoumphou known to me to be the persons whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 15th day of August 2007.

Notary Public 6-22-08

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 $141,000.00

Affiant

Sworn and subscribed before me on August 15, 2007.

Notary Public

My Commission Expires: 6/15/09

LEONARD L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY