Davidson County DEEDWARR
Recvd: 10/05/07 11:12 2 pgs
Fees:13.00 Taxes:802.90

20071005-0118916

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $217,000.00. Debbie Hutsell Affiant Subscribed and sworn to before me on this 27th day of September, 2007. Notary Public MY COMMISSION EXPIRES: 7-19-08

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By:
CALVARY TITLE COMPANY
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samrach Chem	Guaranty Trust Company	
(NAME)	(NAME)	
2109 Golden Oak Lane	316 Robert Rose Drive	Map and Parcel ~~5K~~ 51-4-0-A-039.00CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Angelina R. McKeithen, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Samrach Chem and wife, Khadak Ou, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land, described as follows:

Being Lot No. 39 on the Plan of Oakwood Estates, of record in Instrument No. 0000505-0045404, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Angelina R. McKeithan from George Dunn, d/b/a George Dunn Contractors, by Warranty Deed dated November 1, 2001, of record in Instrument No. 2001119-0126425, Register's Office for Davidson County, Tennessee.

This is improved property known as 2109 Golden Oak Lane, Madison, TN 37115

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with 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, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of September, 2007.

Angelina R. McKeithen

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE,
COUNTY OF Williamson

I, Laura Shoun, a Notary Public of the County and State aforementioned, do hereby certify that Angelina R. McKeithen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of September, 2007.

Notary Public

My Commission Expires: 7-17-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.