Davidson County DEEDWARR
Recvd: 11/27/07 14:37 2 pgs
Fees:13.00 Taxes:536.50
20071127-0137775

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $145,000.00

Subscribed and sworn before me this the 20th day of November, 2007.

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY LEWIS COUNTY
(Affix Seal)

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

K. Payavong
Affiant

Jennifer Marie Crowell
Notary Public

WARRANTY DEED

700746

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Khamphanh Panyavong
137-139 Colemont Drive
Antioch, TN 37013

Send tax bills to:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

Map 148-14, Parcel 274

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,

Puran Singh and wife, Colleen T. Singh

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Khamphanh Panyavong, Unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 12 on the Plan of Colewood Acres Section 5 of record in Plat Book 5200, Page 303, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Puran Singh and wife Colleen T. Singh by Deed of record in Book 9848, page 674; dated 10/31/95; said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 137-139 Colemont Drive, Antioch, TN, 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, 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 unemcumbered, 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 successors, heirs and assigns against the lawful claims of all 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.

Subscribed and sworn before me this the 20th day of November, 2007.

Puran Singh

Colleen T. Singh
Colleen T. Singh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Puran Singh and wife Colleen T. Singh, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2007.

My commission expires:_____

Jennifer Marie Crowell
Notary Public

JENNIFER MARIE CROWELL
STATE OF TENNESEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010