WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

B-PRRE-07-922

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard F. Hays	Standard Mortgage Corporation	
922 Algonquin Court	(NAME) 701 Poydras Street, 300 Plaza	
(ADDRESS) Antioch, TN 37013	(ADDRESS) New Orleans, LA 70139	162-3-369
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HASANAI VIRIYAPONG AND WIFE, DUSDEE VIRIYAPONG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD F. HAYS, MARRIED AND TRACEY REYNOLDS, UNMARRIED, AS TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 89, HAYWOOD HILLS, SECTION 5, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGES 143 AND 144, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HASANAI VIRIYAPONG AND WIFE, DUSDEE VIRIYAPONG BY WARRANTY DEED FROM MARBUT GLENN GASTON, JR., TRUSTEE, RECORDED ON THE 27TH DAY OF NOVEMBER, 1978 IN BOOK 5367, PAGE 490, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 4675, PAGES 143 AND 144; BOOK 4882, PAGE 842, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 922 Algonquin Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 12/26/07 10:46 2 pgs
Fees:13.00 Taxes:480.63
20071226-0147048

Witness my/our hand(s) this 18th day of December, 2007.

Hasanai Viriyapong

Dusdee Viriyapong

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hasanai Viriyapong and Dusdee Viriyapong, the within named bargainor, 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 the 18th day of December, 2007.

Notary Public

My Commission Expires: 9-7-2010

(SEAL)

CAROLYN D. MULE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903