THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

LaTreca McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

BOX 13
13958

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Mindy Kelehan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2007.

LaTreca McAdoo
Notary Public

My commission expires:

Name and Address of New Owner:

Sophat Sim
1915 Dabbs Avenue
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 01/08/08 10:20 2 pgs
Fees:13.00 Taxes:333.00
20080108-0002213

Send Tax Bills To:

~~New Owner~~ Countrywide Bank FSB
801 Crescent Center Drive Ste 510
Franklin, TN 37067

Street Address of Subject Property:

1915 Dabbs Avenue
Nashville, TN 37217

Map and Parcel:

107-5-60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TENN. CONTRACTORS, INC.,** a Tennessee corporation, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **SOPHAT SIM,** unmarried, hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Bel-Air Subdivision, Section I, of record in Book 2900, page 28, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 90 fronts 63 feet on the southerly side of Dabbs Avenue and runs back 80 feet on its west line and 131 feet on its east line, to a dead line in the rear measuring 81.1 feet thereon.

Being the same property conveyed to Tenn. Contractors, Inc., a Tennessee corporation, by Warranty Deed from Khamphaeng Philakone and spouse, Simouan Philakone, of record as Instrument No. 20050408-0038674, Register's Office for Davidson County, Tennessee.

This is improved property known as 1915 Dabbs Avenue, Nashville, TN 37217.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County taxes for 2008 and subsequent years, a lien, but not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 2900, pages 27-32, in the Register's Office for Davidson County, Tennessee, which Plan shows a 40 foot minimum building setback line from Dabbs Avenue, as amended to 30 feet by instrument of record in Book 3218, page 545, said Register's Office, and a 10 foot easement for public utility purposes along the rear line(s).

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that it 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; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, his 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 my hand this 21st day of December, 2007.

TENN. CONTRACTORS, INC.

BY: _____
John D. Ring, President

STATE OF TENNESSEE |
COUNTY OF WILLIAMSON |

Personally appeared before me, John D. Ring, President, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of TENN. CONTRACTORS, INC., a Tennessee corporation, the within named maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

_____
NOTARY PUBLIC

My commission expires: _____

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

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