PREPARED BY & RETURN TO: JAMES SEARS
ADVANCED TITLE & ESCROW
450 PROFESSIONAL PARK DR. #E
GOODLETTSVILLE, TN. 37072

Davidson County DEEDWARR
Recvd: 01/29/08 16:21 3 pgs
Fees:18.00 Taxes:340.40
20080129-0009266

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of January, 2008 by and between **Ky Sychareune and Jennifer Sychareune, husband and wife,** herein after referred to as **GRANTORS**, and **Bonnie Duncan, an unmarried woman** herein after referred to as **GRANTEES.**

WITNESSETH: That for and in consideration of **Ninety Two Thousand Dollars ($92000.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTORS right, title and interest in the following described property lying in the city of **Antioch**, County of **Davidson**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 197-A on the Plan of Zone Lot Division Lots 181-186, 192 and 196 thru 202, Piccadilly Square, Phase II, of record in Book 6250, Page 93, amended in Book 6900, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ky Sychareune by deed of record in Instrument 20060127-0010244, Register's Office for Davidson County, Tennessee.

Map & Parcel: 149-02-0-B-095.00 CO
This is improved property known as: 938 Strand Fleet Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

This conveyance is subject to the following Exceptions:
1. Rights or claims of parties in possession not shown by the public record.
2. Easements, or claims of easements, not shown by public records
3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records
5. Real Estate Taxes for the year 2008 and subsequent years not yet due and payable.

NAME & ADDRESS OF NEW PROPERTY OWNER:
Bonnie Duncan
938 Strand Fleet Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Property Owner

WITNESS MY HAND on the day and year first written above

Ky Sychareune **Jennifer Sychareune**

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Ky Sychareune and Jennifer Sychareune** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of January, **2008**.

NOTARY PUBLIC
My Commission Expires: 7/5/11

COMM. EXPIRES

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear of affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ($92,000.00) which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of January, **2008**.

NOTARY PUBLIC
My Commission Expires: 7/5/11

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M Davis, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)