This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2080048

Davidson County DEEDWARR
Recvd: 02/04/08 09:49 2 pgs
Fees:13.00 Taxes:595.33
20080204-0011137

Send Tax Bills To:

Same / New Owner

New Owner is:
Ky and Jennifer Sychareune
1305 Coreland Drive
Madison, TN 37115

MAP: 051-12-0-050.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jorge A. Rodriguez and wife, Julia Rodriguez**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ky Sychareune and wife, Jennifer Sychareune**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1305 Coreland Drive, Madison, TN 37115**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being a tract of land in the 11th, formerly 19th, Civil District, being a part of Lot No. 3 on the Plan of the Lands of N.O. Love, deceased, as of record in Minute Book 7, page 176, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Coreland Drive at the southwest corner of Lot No. 39, on the Plan of Morningside Heights, Section I, of record in Book 1130, page 76; thence with the south line of said Lot No. 39, South 74 deg. 09 min. East, 136 feet to a point; thence South 10 deg. 30 min. West, 165 feet, more or less, to the northerly margin of Coreland Drive; thence with the margin of the same, westerly 95 feet to the beginning of a curve; thence around said curve, northwesterly on a radius of 30 feet, a distance of 42 feet to a point in the easterly margin of Coreland Drive; thence with the margin of same, North 5 deg. 41 min. East, 143.2 feet to the beginning.

Being the same property conveyed to Jorge A. Rodriguez and wife, Julia Rodriguez, by Warranty Deed from Zain Al-Hechami, dated September 25, 2006 and recorded September 28, 2006 in Instrument No. 20060928-0120254, Register's Office for Davidson County, Tennessee.

J.R. J.R
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this .

GRANTOR(S):

Jorge A. Rodriguez
JORGE A. RODRIGUEZ

Julia Rodriguez
JULIA RODRIGUEZ

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jorge A. Rodriguez and wife, Julia Rodriguez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of JANUARY, 2008.

S. GARCIA
Commission # 1588122
Notary Public - California
Los Angeles County
My Comm. Expires Jun 17, 2009

S. Garcia
NOTARY PUBLIC
My Commission Expires: JUNE 17, 2009

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF LOS ANGELES

The actual consideration or value, whichever is greater, for this transfer is **$160,900.00**.

Rita Barber
AFFIANT

SWORN TO and subscribed before me this 31st day of January, 2008.

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

M. Lynn Bodden
NOTARY PUBLIC
My commission expires: 10-14-2009