WARRANTY DEED

G-RE-08-5801

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

ADAM LAFEVERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
Carlos DaCunha	Countrywide Bank, FSB	
5801 Labrador Lane (ADDRESS)	801 Cresent Center Dr., # 510 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	172-8-A-3 CO

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 VILAS SAE AUNG AND WIFE, PITCHAYANIN SAE AUNG, AND PRAPAWADEE SAE AUNG, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARLOS DACUNHA, UNMARRIED, 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 NO. 3 ON THE PLAN OF SECTION ONE, HUNTERS BRANCH PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6250, PAGE 513, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3, WHICH IS A CORNER LOT, FRONTS 70.00 FEET ON THE SOUTHERLY MARGIN OF BARNES ROAD AND FRONTS 111.63 FEET ON THE EASTERLY MARGIN OF LABRADOR LANE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 78.53 FEET ON THE SOUTHERLY LINE AND 134.74 FEET ON THE EASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO VILAS SAE AUNG AND WIFE, PITCHAYANIN SAE AUNG AND PRAPAWADEE SAE AUNG, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM MELISA C. SOLOMON, UNMARRIED RECORDED APRIL 4, 2005 IN INSTRUMENT NO. 20050404-0036479, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE OF RECORD IN BOOK 6250, PAGE 512; BOOK 6250, PAGE 513; BOOK 661, PAGE 7; BOOK 6632, PAGE 429; BOOK 6632, PAGE 424; BOOK 8923, PAGE 318; BOOK 6612, PAGE 885; BOOK 7893, PAGE 324; AND BOOK 7893 PAGE 407, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5801 Labrador Lane, 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: 05/02/08 10:41 2 pgs
Fees:13.00 Taxes:549.45
20080502-0045025

Witness my/our hand(s) this 30th day of April, 2008.

Vilas Sae Aung

Pitchayanin Sae Aung

Prapawadee Sae Aung

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Vilas Sae Aung and Pitchayanin Sae Aung, and~~ Prapawadee Sae Aung, 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 30th day of April, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of April, 2008, before me personally appeared Prapawadee Sae Aung to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vilas Sae Aung and wife, Pitchayanin Sae Aung, and who acknowledged she executed the same as the free act and deed of the said Vilas Sae Aung and wife, Pitchayanin Sae Aung.

Witness my hand and official seal, this the 30th day of April, 2008.

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11/22/08