03

Ruby Tittle
48-A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF XXXXXXXXDavidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $140,000.00

Rachelle Caudill
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF NOVEMBER, 2008.

Diane K Mann
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-08-02833 KAM CIP

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Kam Kap and Ciang Nuam | Mortgage Investors Group | 102-4-120.00 |
| 6467 Thunderbird Drive | 8320 E. Walker Springs, #200 | |
| Nashville, TN 37209 | Knoxville, TN 37923 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**DAVID E. WILLIAMS AND AMY J. WILLIAMS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**KAM KAP, AND WIFE, CIANG NUAM**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6467 Thunderbird Drive, Nashville, TN 37209

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, its successors and assigns, forever; and the 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 set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 26th day of November, 2008.

David E. Williams

Amy J. Williams

Davidson County DEEDWARR
Recvd: 12/03/08 13:47 2 pgs
Fees:13.00 Taxes:518.00
20081203-0117373

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DAVID E. WILLIAMS AND AMY J. WILLIAMS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of November, 2008.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, IN THE STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NO. 1102 ON THE MAP OF CHARLOTTE PARK SUBDIVISION, SECTION 19, AS OF RECORD IN BOOK 3600, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 1102 FRONTS 77.00 FEET ON THE SOUTHEASTERLY SIDE OF THUNDERBIRD DRIVE AND EXTENDS BACK 161.4 FEET ON THE NORTHEASTERLY LINE AND 151.8 FEET ON THE SOUTHEASTERLY LINE TO A LINE IN THE REAR ON WHICH IT MEASURES 92.60 FEET.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM NORENE L. WILLIAMS TO DAVID E. WILLIAMS AND AMY J. WILLIAMS, HUSBAND AND WIFE AS AN ESTATE BY THE ENTIRETY AS RECORDED ON THE 14TH DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050914-0110473 AND WARRANTY DEED FROM GLADYS K. LONGWORTH TO DAVID E. WILLIAMS AND AMY J. WILLIAMS, HUSBAND AND WIFE AND NORENE L. WILLIAMS AS RECORDED ON THE 3RD DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040603-0065036, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

DAVID A. WILLIAMS AND AMY J. WILLIAMS HAVING SINCE DIVORCED.

THIS conveyance is subject to any and all zoning regulation, building restriction. setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.