Davidson County DEEDWARR
Recvd: 02/24/09 10:13 2 pgs
Fees:13.00 Taxes:399.60

20090224-0016019

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080100094

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
20th day of February, 2009

Notary Public

MY COMMISSION EXPIRES: 9/18/12

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hoa Vu	**Guaranty Trust Company**	**119-06-0-343.00**
29 Lutie Street	**P. O. Box 1218**	
Nashville, TN 37210	**Murfreesboro, TN 37133-1218**	

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

One Saengsavangsak and wife, Somphet Saengsavangsak

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

Hoa Vu, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 23 on the Plan of Rosewood Estates, Section 3, as of record in Book 5210, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to One Saengsavangsak and wife, Somphet Saengsavangsak, by Warranty Deed from Kone Chantharack and wife, Mone Chantharack, dated 10-13-92 and recorded 10-16-92 in Book 8759, page 395, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **29 Lutie Street , Nashville, TN 37210**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 20th day of February, 2009.

One Saengsavangsak

Somphet Saengsavangsak

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named One Saengsavangsak and Somphet Saengsavangsak the bargainor(s) 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 at Smyrna, Tennessee, this 20th day of February, 2009.

Commission Expires: 8/18/12

Notary Public

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY