WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

R-RLS-09-0200

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF October, 2009

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

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
Keonavy Kour	Guaranty Trust Company	
200 Bakertown Ct AKA 228 Bakertown Rd (ADDRESS)	316 Robert Rose Dr. (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	148-7-159.00

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 LAURI SANDERS-CORN FKA LAURI ANN SANDERS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEONAVY KOUR, MARRIED, AND BORAMY SAY, MARRIED, AS tenants in common, 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 929, CHEROKEE HILLS, SECTION NINE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4300, PAGE 135, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM DOUGLAS WAYNE HUFF TO LAURI ANN SANDERS AS RECORDED ON THE 14TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070914-0110555 AND WARRANTY DEED FROM JAMES D. JOHNSON AND WIFE, YVONNE JOHNSON TO DOUGLAS W. HUFF AND WIFE, LAURI SANDERS HUFF AS RECORDED ON THE 28TH DAY OF AUGUST, 1992 IN DEED BOOK 8713, PAGE 506, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RICKY CORN JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 4300, PAGE 135; BOOK 4554, PAGE 202; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 200 Bakertown Ct AKA 228 Bakertown Rd, 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.

BILL GARRETT, Davidson County
Trans:T20090070263 DEEDWARR
Recvd: 10/15/09 13:14 2 pgs
Fees:13.00 Taxes:466.20

20091015-0095558

Witness my/our hand(s) this 7th day of October, 2009.

Lauri Sanders-Corn

Lauri Sanders-Corn

Ricky Corn

Ricky Corn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauri Sanders-Corn and Ricky Corn, 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 7th day of October, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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