BILL GARRETT, Davidson County
Trans:T20090082427 DEEDWARR
Recvd: 12/07/09 09:13 2 pgs
Fees:13.00 Taxes:281.16
20091207-0111461

**This Instrument Was Prepared By:**
**Stockton Title and Escrow, LLC**
**471 Humphreys St.**
**Nashville, TN 37203**

# WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jacqueline W. Cathey and Ernestine Watson** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Aung K Tee and wife, Lu Paw** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

BEING Lot No. 21 on the Plan of Tusculum Fields, as of record in Book 2330, page 16, Register's office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jacqueline W. Cathey and Claude E. Watson, and wife, Ernestine Watson, by Warranty Deed from R. Loraine Huff, unmarried dated 08/31/84, and recorded 09/11/84 in Book 6378, page 621, Register's Office Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 2nd day of December, 2009.

Jacqueline W. Cathey
**Jacqueline W. Cathey**

Ernestine Watson
**Ernestine Watson**

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Jacqueline W. Cathey** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2009.

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**My Commission Expires July 3, 2012**

STATE OF Alabama
COUNTY OF Mobile

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **Ernestine Watson** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2009.

Angel L. Flanagan
Notary Public

ANGEL L. FLANAGAN
NOTARY PUBLIC
ALABAMA, STATE AT LARGE
MY COMMISSION EXPIRES 6-25-2012




STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$75,990.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant




Sworn to and subscribed before me this 2nd day of December, 2009.

Notary Public

My Commission Expires: 8/24/2011

**Map and Parcel: 161-04-0-116.00**

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Aung K Tee and Lu Paw
385 Strasser Drive
Nashville, TN 37211