BILL GARRETT, Davidson County
Trans:T20100000177 DEEDWARR
Recvd: 01/04/10 11:38 2 pgs
Fees:13.00 Taxes:836.20
20100104-0000284

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of December, 2009, by and between Henry Mayi, aka Henry S. Tahir, unmarried, party of the first part, and Than Htay, unmarried, and Say Lah Chit,married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 21 ON THE PLAN OF CANE RIDGE FARMS, PHASE ONE, SECTION TWO, FIRST REVISION, OF RECORD IN INSTRUMENT NO. 20020712-0084135*, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. (*erroneously shown as Instrument 20010404-0032708 on prior deeds)

Being all or part of the same property conveyed to by virtue of that certain Quit Claim Deed dated September 19, 2006, at Instrument No. 20060927-0119454 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Henry Mayi, aka Henry S. Tahir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Henry Mayi aka Henry S. Tahir, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of December, 2009.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Than Htay and Say Lah Chit
	1464 O'Hara Drie Antioch, TN 37013
Tax Parcel No	174110A02800CO
Property Address:	1464 Ohara Drive Antioch, TN 37013
MAIL TAX BILLS TO:	Guaranty Trust Company
	640 Broadmoor Blvd, Suite 100 **Murfreesboro, TN 37129**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $226,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X Say Lah Chit
AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of December, 2009.

Notary Public

My Commission Expires: 11-22-10

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.