10-1-005

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SUZANNE T. EGGERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 16, 2011

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $93,500.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2010.

Notary Public
My commission expires:

06-1001-73768

Address of New Owner:	Send Tax Bills to:	Tax Information
Boualam Phenvongsa	First Tennessee Bank, NA	107-04-0-008.00
554 Lockwood Drive	1 Mortgage Way	
Nashville TN 37214	Mt. Laurel, NJ 08054	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ophalyon Faye Rogers, Trustee, U/A/D July 11, 1996 of the Rogers Revocable Living Trust Agreement**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Boualam Phenvongsa and wife, Bountham Phenvongsa**, hereinafter called the Grantees, their successors 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. 14, on the Plan of Larkwood Subdivision, of record in Book 2900, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lonnie B. Rogers and wife, Ophalyon Ford Rogers by deed from Joe E. Lee and wife, Helen H. Lee, dated February 4, 1965, recorded February 4, 1965, of record in Book 3857, Page 505, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ophalyon "Faye" Rogers, Trustee U/A/D July 11, 1996 of the Rogers Revocable Living Trust Agreement by Quitclaim Deed from Ophalyon Ford Rogers, individually, dated July 11, 1996, recorded July 23, 1996, of record in Book 10129, Page 611, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 554 Lockwood Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100010043 DEEDWARR
Recvd: 02/19/10 11:42 2 pgs
Fees:13.00 Taxes:345.95
20100219-0012878

WITNESS my hand this 29th day of January, 2010.

Ophalyon "Faye" Rogers Trustee U/A/D

Ophalyon Faye Rogers, Trustee
U/A/D July 11, 1996 of the Rogers
Revocable Living Trust Agreement

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ophalyon Faye Rogers, Trustee, U/A/D July 11, 1996 of the Rogers Revocable Living Trust Agreement, and that as such Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of January, 2010.

Notary Public

My Commission Expires:

1-17-12

KATHLEEN TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012