RECORD & RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd.
Suite 2180
Hendersonville, TN 37075

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100047598 DEEDWARR
Recvd: 08/03/10 10:33 2 pgs
Fees:13.00 Taxes:629.00
20100803-0060879

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of July, 2010 by and between **Joseph Paul Melvin**, hereinafter referred to as GRANTOR, and **Hneng Thang and wife, Yin Yin Aye and Lal Ro Mawi, an unmarried person**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 118 on the plan of Phase 1 of Oak Highlands, as of record in Plan Book 6900, pages 432-435, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance is subject to the following:

All matters appearing on the plan of Oak Highlands, Phase 1, of record in Book 6900, Pages 432-435, Register's Office for said County.

Declaration of Restrictive Covenants contained in instrument of record in Book 7350, page 24 as re recorded in Book 7367, page 587, amended in Book 8765, page 77 and supplemented in Instrument 200004280042354; Instrument 200207250089130 and Instrument 200207250089131, Register's Office for said County.

Homeowners Association Charter of record in Book 7337, page 529, Register's Office for said County.

By-Laws of record in Book 8765, page 90, Register's Office for said County.

Boundary Plat of record in Book 6900, page 431, Register's Office for said County.

Amended Articles of Incorporation of record in Book 8765, page 100, Register's Office for said County.

Conveyance of Common Area of record in Book 7473, page 697, Register's Office for said County.

Storm Water Detention Agreement of record in Book 7189, page 379, Register's Office for said County.

Being the same property conveyed to Joseph Paul Melvin, an unmarried man by Warranty Deed from John E. Coleman and wife Susan R. Coleman, dated June 28, 2005, recorded July 5, 2005, of record in Instrument 200507050077049, Register's Office for Davidson County, Tennessee.

Carrie E. Melvin joins in this to relinquish her marital rights.

This is [X]improved [ ]unimproved property known as: 5065 W. Oak Highlands Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Joseph Paul Melvin

Carrie E. Melvin

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Joseph Paul Melvin and Carrie E. Melvin, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of July, 2010.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Hneng Thang and Lal Ro Mawi
5065 W. Oak Highlands Drive, Antioch, TN 37013

Send Tax Statements to:
PrimeLending, a Plains Capital Company
18111 Preston Road Ste. 900
Dallas, TX 75252

Map & parcel 173.04-OA-118.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $170,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of July, 2010.

Notary Public

My Commission Expires: 10-23-12

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

10-1-284