BILL GARRETT, Davidson County
Trans:T20110004047 DEEDWARRSP
Recvd: 01/20/11 11:25 3 pgs
Fees:18.00 Taxes:518.00
20110120-0005621

THIS INSTRUMENT PREPARED BY:

BridgeTrust Title Group formerly known as Heritage Title
1717 Alliant Ave Suite 5
Louisville , KY 40299
LB1870002966-OS

This instrument prepared by
Jason A. Kron, Esq.
Jason A. Kron ESQ
HERITAGE TITLE SERIES, LLC
1717 ALLIANT AVE. SUITE 5 LOUISVILLE, KY 40299

AFTER RECORDING RETURN TO:
HERITAGE TITLE SERVICES
Attn: Post Closing
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

LB-2966-05

Address New Owner(s)
Chol Muk and Anglina Alaor
1660 BridgeCrest
Antioch, TN 37013

Send Tax Bills To:
Chol Muk and Anglina Alaor
1660 BridgeCrest
Antioch, TN 37013

Map & Parcel No:
149-15-0A-271.00C0

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 21th **day of December , 2010**, by and between **Branch Banking and Trust Company,** a corporation organized and existing under and by virtue of the laws of the State of North Carolina, by **Chad Reuille,** it's **Assistant Vice President, on behalf for the Corporation** party of the first part, and **Chol Muk and Anglina Alaor, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($140,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee:

Lot 165, Cambridge Forest Planned Unit Development, Phase 3, as shown on plat of record in Instrument Number 2001062800068483, as amended in Instrument Number 20020503005463O, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Branch Banking and Trust Company by Trustee's Deed dated March 17, 2010 of record in Instrument #20100322-0021384, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or 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 the same is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

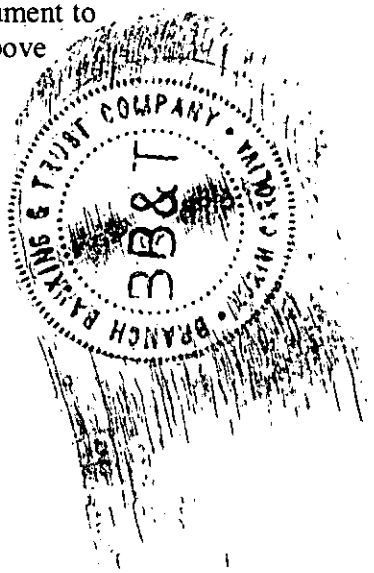
Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Branch Banking and Trust Company

By Chad Reuille, in his capacity as Assistant Vice President for Branch Banking and Trust Company , on behalf of the Corporation

Title: Assistant Vice President



STATE OF North Carolina, COUNTY OF Forsyth

Before me, a Notary Public in and for said State and County aforesaid, personally appeared **Chad Reuille**, in his capacity as Assistant Vice President for **Branch Banking and Trust Company on behalf of the corporation the** within named bargainor, a corporation, and that he as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such.

WITNESS my hand and Official Seal at office this 29 **day of December, 2010**

My commission expires: June 18, 2013

SUZANNE M BLACKBURN
MY COMMISSION EXPIRES
JUN 18 2013
FORSYTH CO., NC
NOTARY PUBLIC

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$140,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 31st **day of December , 2010**

Property address:
1660 Bridgecrest Drive
Antioch, TN 37013

Kelly Stanton
Notary Public
State at Large, Kentucky
Notary ID 403148
My Commission Expires August 20, 2013