WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110028883 DEEDWARR
Recvd: 05/16/11 09:31 2 pgs
Fees:13.00 Taxes:312.65
20110516-0037208

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2011

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-20

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kyaw T. Aung	PrimeLending, a Plains Capital Co.	Parcel ID:
4864 Cimarron Way	18111 Preston Rd., Ste 900	16203003000
Antioch, TN 37013	Dallas, TX 75252	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James T. Watts, Jr. and Angela Marie Walker and Carleen Deanna Young and Amanda Chere Kemp, Devisees of the Estate of Peggy Kemp

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kyaw T. Aung

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 123 on the Plan of Apache Hills, Section III, as of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot fronts 85 feet on the southerly side of Cimarron Way and extends back 197.20 feet on the easterly line and 173.60 feet on the westerly line to a dead line in the rear and measures 88.25 feet thereon.

Being the same property conveyed to Peggy A. Kemp by Trustee's Quitclaim Deed from James W. Rutherford, Trustee, of record in Book 5693, Page 167, said Register's Office. See also Quitclaim Deed of record in Book 5399, Page 755, said Register's Office; Final Decree of record in Book 5191, Page 768, said Register's Office; Deed of record in Book 5191, Page 770, and Book 4631, Page 419, said Register's Office. The said Peggy A. Kemp died testate on December 18, 2008, and the Estate was admitted to Probate as Probate No. 10P1306, for the sole purpose of establishing muniment of title.

This conveyance is subject to Restrictions of record in Book 4225, Page 657, as amended in Book 4361, Page 162, and Book 4454, Page 301, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 9, said Register's Office.

Peggy A. Kemp, Peggy Ann Kemp, Peggy Kemp, Peggy Watts, and Peggy D. Watts, all being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4864 Cimarron Way, Antioch, TN 37013

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 13th day of May, 2011.

Estate of Peggy Kemp

James T. Watts Jr.

By: James T. Watts, Jr., Devisee

Angela Marie Walker

By: Angela Marie Walker, Devisee

Carleen Deanna Young

By: Carleen Deanna Young, Devisee

Amanda Chere Kemp

By: Amanda Chere Kemp, Devisee

Amanda Chere Kemp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. Watts, Jr., Angela Marie Walker, Carleen Deanna Young, and Amanda Chere Kemp, Devisees of the Estate of Peggy Kemp aka Peggy A. Kemp with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Devisees of the Estate of Peggy Kemp aka Peggy A. Kemp and as such Devisees, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of May, 2011.

My Commission Expires: 11/7/12

Patricia Nicholls

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.