NEW OWNER:

Way Ler and Peh Paw
328 BART DRIVE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
NEW OWNER

Map 162
Group 03-0
Parcel 131.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 11-0552

BILL GARRETT, Davidson County
Trans:T20110076029 DEEDWARR
Recvd: 12/02/11 09:17 3 pgs
Fees:18.00 Taxes:314.13
20111202-0093872

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Four Thousand Nine Hundred and 00/100 Dollars ($84,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DAVID BIRCHETT and wife, PAULA BIRCHETT** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **WAY LER and wife, PEH PAW** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Wilson** County, Tennessee, bound and described as follows, to-wit:

All that tract or parcel of land Located in Davidson County, Tennessee: Being Lot 289, Plan of Antioch Park, Section 5, as shown on plat of record in Book 4460, Page 58, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Birchett and Paula Birchett, by Special Warranty Deed from U.S. Bank NA as Trustee for RASC 2005KS8, dated March 21, 2011and of record in Instrument # 20110328-0023614, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 328 Bart Drive. Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of November, 2011.

David Birchett
DAVID BIRCHETT

By: _____
George Snodgrass, Attorney-in-fact
Pursuant to Power of Attorney of
Record in Book *, Page _____, ROWCT

Paula Birchett
PAULA BIRCHETT

By: _____
George Snodgrass, Attorney-in-fact
Pursuant to Power of Attorney of
Record in Book *, Page _____, ROWCT

* 20111202009387/

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DAVID BIRCHETT AND PAULA BIRCHETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that theyexecuted the within instrument.

WITNESS my hand and official seal at office this 16th day of November, 2011.

_____
NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GEORGE SNODGRASS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **DAVID BIRCHETT AND PAULA BIRCHETT**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of November, 2011.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-2-2013

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$84,900.00.**

Celia Rouse

AFFIANT

Sworn to and subscribed to before me this 18th day of November, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY