0568625

REFERENCE

99 APR -1 PM 1:36

REGISTER
DAVIDSON CO. TN.

BOOK 11411 PG. 672

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40802
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Souk Phakonekham Phonemaly Frichithavong 2701 Edge-O-Lake Drive Nashville, Tennessee 37217	Countywide Home Loans 718 Thompson Lane, Suite 114 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 149-049-028

52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 94000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christy Henry Burnell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Souk Phakonekham and Phonemaly Frichithavong, both unmarried, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

LAND in Davidson County, Tennessee, being Lots Nos. 191 and 192 on the Plan of Edge-O-Lake Estates, Section II, of record in Plat Book 3600, page 72, said Register's Office to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Christy Henry Burnell and wife, Evelyn Spencer Burnell, by deed from Charles D. Whorley and wife, Dorothy Louise Whorley, of record in Book 4203, page 23, said Register's Office. (as to Lot 191)

BEING the same property conveyed to Christy H. Burnell and wife, Evelyn B. Burnell, by deed from O.W. Cooper, Jr., and wife, Helen B. Cooper, of record in Book 3917, page 536, said Register's Office. The said Evelyn B. Burnell has since died. (as to Lot 192)

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Page 72, said Register's Office, which Plan shows a 30 foot minimum building setback line from Edge-O-Lake Drive and Bell Road and 10 foot easement for public utility and drainage purposes along the southeasterly and southerly line(s); Restrictive covenants of record in Book 3811, page 984, said Register's Office; and easement for overhang across the northeasterly portion of Lot 192.

This instrument is executed on behalf of Christy Henry Burnell by Don H. Burnell as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2701 Edge-O-Lake Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 1999.

Christy Henry Burnell

Christy Henry Burnell, By: Don H. Burnell, Atty-In-Fact

State of Tennessee
County of Davidson

On this 31st day of March, 1999, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 94000.00

3-31-99

Affiant

Sworn and subscribed before me on the 31st day of March, 1999.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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 **Don H. Burnell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Christy Henry Burnell**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Christy Henry Burnell

TO: Souk Phakonekham and Phonemaly Frichithavong

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Don H. Burnell, Affiant

Sworn to and subscribed before me this

31st day of March, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TX	STATE TAX MORT
TD - TRUST DEED		CFEE - COMPUTER FEE		PRFEE	PROBATE FEE

BOOK 11411 PG. 675

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Total $362.80

VOID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445586