WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Ubonbane Douangkesone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 1999.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY AT LARGE

BOOK 11554 PAGE 539

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ubonbane Douangkesone	Mortgage Resources, Inc.	148-12-183
(NAME) 4636 Artelia Drive	(NAME) 404 BNA Drive Suite 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ronald D. Cornwell and wife Debra S. Cornwell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ubonbane Douangkesone, unmarried and Francis B. Douangkesone, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Hazelwood Section 9 of record in Plat Book 4300, Page 50, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ronald D. Cornwell and wife, Debra S. Cornwell by deed of record in Book 8415, Page 662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **4636 Artelia Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

0606859
IDENTIF. ↑ REFERENCE

99 JUL -1 PM 5:41
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

05-295 RECORDED TOTO TOTAL $362.50

Witness my/our hand(s) this 25th day of June, 1999.

Ronald D. Cornwell

Ronald D. Cornwell

Debra S. Cornwell

Debra S. Cornwell

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 Ronald D. Cornwell and wife, Debra S. Cornwell the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of June, 1999.

Elizabeth E. Triplett

Notary Public

Commission expires: 5/26/2002

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON

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 11554 PAGE 541

0606859
IDENTIF. # REFERENCE

99 JUL -1 PM 5:41
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

07/01/99 01 17:43 0001 7274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485707