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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
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W & I Ref: (gj) Title No: 41058
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Somlith Doungpanya Phong S. Doungpanya 14 Lutie Street Nashville, TN 37210	Countrywide Home Loans 718 Thompson Lane, Suite 114 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 119-6-306

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 70000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Guillermo Ramirez and spouse, Haymee Ramirez,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Somlith Doungpanya and spouse, Phong S. Doungpanya,** 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 Lot No. 10 on the Plan of Rosewood Estates Sec. Two of record in Book 4955, page 125, Register's Office for said County.

SAID Lot No. 10 fronts 68.22 feet on the broken northwesterly margin of Lutie Street and extends back 192.00 feet on the broken northeasterly line and 174.73 feet on the southwesterly line to a dead line in the rear, measuring 22.91 feet thereon.

BEING the same property conveyed to Guillermo Ramirez and wife, Haymee Ramirez by deed from Maria Torres (formerly Jolly) Erich H. Avila and wife, Ysis R. Avila of record in Book 11048, page 635, Register's Office for Davidson County, Tennessee.

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 4955, Page 125, said Register's Office, which Plan shows a 30 foot minimum building setback line from Lutie Street and a 10 foot easement for public utility and drainage purposes along the broken northeasterly and rear lines of lot and a 2.5 X 30 foot utility anchor easement located on the southeasterly front corner of said lot; Restrictive covenants of record in Book 5110, page 595, Book 5176, page 649, Book 5264, page 398, said Register's Office.

This is improved property, known as: 14 Lutie Street, Nashville, TN 37210

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 12th day of July, 1999.

Guillermo Ramirez

Haymee Ramirez

BOOK 11570 PAGE 767

State of Tennessee
County of Davidson

On this 12th day of July, 1999, before me the undersigned authority, personally appeared **Guillermo Ramirez** and **Haymee Ramirez**, 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

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 70000.00

x _____
Affiant

Sworn and subscribed before me on the 12th day of July, 1999.

My Commission Expires: _____

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

Notary Public

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

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CASH	1000.00
CO TX	259.00
PRFEE	1.00
UCCFEE	8.00
CFEE	2.00
TOTAL	270.00
CHECK	270.00

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490241