99-1-351

Instr:200001070002591 Page: 1 OF 2
REC'D FOR REC 01/07/2000 2:29:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **December, 1999** by and between **Mark L. Silverthorn and L. Ashley Sinclair Silverthorn** , herein after referred to as GRANTOR, and **ANOUSITH J. PHINITH and KHOUNMY THONGRIVONG PHINITH** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being lot No. 131, on the plan of Lake Towne Park, Section 7, of record in Plat Book 7900, Page 402, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made of a more complete description.

BEING THE SAME PROPERTY CONVEYED to Mark L. Silverthorn, and wife L. Ashley Sinclair Silverthorn from James C Scott, and wife Louise P. Scott (aka Louise W. Pitts) and recorded in Book 10368, page 655, said Register's Office.

This is improved/unimproved property known as: 3516 LAKE TOWNE DRIVE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mark L. Silverthorn
Signature of Seller

L. Ashley Sinclair Silverthorn
Signature of Seller

INDIVIDUAL
STATE OF Kentucky)
COUNTY OF Fayette)

Personally appeared before me, a Notary Public of said County and State, **Mark L. Silverthorn and L. Ashley Sinclair Silverthorn**, the within named 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, at office, this **15th** day of **December, 1999.**

Janice C. Phelps
Notary Public

My Commission Expires: 7-21-2001

Name and Address of Property Owner:
ANOUSITH J. PHINITH and KHOUNMY THONGRIVONG PHINITH
3516 LAKE TOWNE DRIVE, ANTIOCH, TN 37013

Send Tax Statements to:
North American Mortgage Company
1301 Hudson Lane, Monroe, Louisiana 71201

Map and parcel 150-11-0-333.00

AFFIDAVIT OF VALUE

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$120,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Susan Maitlock
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **December, 1999.**

Brian C. Bate
Notary Public
My Commission Expires MAR. 30 2003

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
BRIAN C. BATE
WILLIAMSON COUNTY, TENN.

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
99-1-351