PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Instr:200006090057748 Page: 1 OF 2
REC'D FOR REC 06/09/2000 1:13:02PM
RECORD FEE: $11.00
1. TAX: $0.00 T. TAX: $299.70

W & I Ref: (sk) Title No: 41708
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Bounheng Nouanemany<br>Chantha Nouanemany<br>Khanprachanh Nouanemany<br>412 Lutie Drive<br>Nashville, TN 37210 | North American Mortgage Co.<br>4301 Hillsboro Pike, Suite 328<br>Nashville, TN 37215 |

**TAX MAP-PARCEL NUMBERS: 119-06-329**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 81,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Somdeth Bouaphachanh and spouse, Bounprasong Bouaphachanh,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bounheng Nouanemany and spouse, Chantha Nouanemany, a two thirds undivided interest and Khanprachanh Nouanemany a one third undivided interest, said half interests as to each other to be held as joint tenants with right 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 Lot No. 7 on the Plan of Rosewood Estates, Section 3 of record in Plat Book 5210, page 1, Register's Office for said County.

SAID Lot No. 7 fronts 41.65 feet on the easterly margin of Lutie Drive and extends back 200.17 feet on a broken northerly line and 108.11 feet on the southerly line to a dead line in the rear, measuring 162.91 feet thereon.

BEING the same property conveyed to Somdelth Bouaphachanh and Sithonh Bouaphachanh by deed from James E. Bumgarner, Jr., unmarried of record in Book 6530, page 611, Register's Office for said County. By Quitclaim Deed of record in Book 8499, page 99, said Register's Office, the said Sithonh Bouaphachanh and wife, Banhmely Bouaphachanh conveyed their interest in subject property to Somdeth Bouaphachanh and wife, Bounprasong Bouaphachanh.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 1, said Register's Office, which Plan shows a 30 foot minimum building setback line from Lutie Drive and 10 foot easement for public utility purposes along the rear line(s); Restrictive covenants of record in Book 5264, page 398, Book 5176, page 649, said Register's Office.

**This is improved property, known as:** 412 Lutie Drive, 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 7th day of June, 2000.

Somdeth Bouaphachanh
**Somdeth Bouaphachanh**

Bounprasong Bouaphachanh
**Bounprasong Bouaphachanh**

**State of Tennessee**
**County of Williamson**

On this 7th day of June, 2000, before me the undersigned authority, personally appeared **Somdeth Bouaphachanh** and **Bounprasong Bouaphachanh**, 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.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____

Notary Public

**State of Tennessee**
**County of Williamson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 81,000.00

Bounhang Nouanesengsy
Affiant

Sworn and subscribed before me on the 7th day of June, 2000.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____

Notary Public