B041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF JUNE, 2000.

Notary Public

My Commission Expires MAY 28, 2003

MY COMMISSION EXPIRES: May 28, 2003.

(AFFIX SEAL)

TAMMY L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200006120058568 Page: 1 OF 2
REC'D FOR REC 06/12/2000 2:05:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $434.75

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine S. Phougeun	**Jefferson Heritage Mortgage Company**	**150-11-332**
(NAME)	(NAME)	
3512 Lake Towne Drive	**3100 West End Avenue, Suite 530**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37203**	
(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, **Edward E. Scales and wife, Tonya D. Scales**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christine S. Phougeun, a married female Bounnhang Bouddy, an unmarried male Vanhkham Inthanaksa, a married female**, 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:

BEING Lot No. 132, 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 for a more complete description.

Being the same property conveyed to Edward E. Scales and wife, Tonya D. Scales by deed of record in Book 9718, Page 242, 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 **3512 Lake Towne 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.

Witness **my/our hand(s)** this **6th day of June, 2000**.

Edward E. Scales 6/6/2000

Edward E. Scales

Tonya D. Scales 6/6/00

Tonya D. Scales

State of Tennessee

County of Davdison

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Edward E. Scales and Tonya D. Scales the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this **6th**, day of **June, 2000**.

Commission expires: 5/28/2003

Notary Public

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires MAY 28, 2003