Davidson County DEEDWARR
Recvd: 09/06/00 14:16 2pgs
Fees:11.00 Taxes:72.48

20000906-0088140

STATE OF ~~TENNESSEE~~ TX
COUNTY OF ~~WILLIAMSON~~ Taylor

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,588.93.

Terry Wayne Hesson by Kay Knapp, attorney in fact
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of August, 2000.

Gloria Carrasco
Notary Public

My Commission Expires: 4-11-03

NOTARY PUBLIC STATE OF TEXAS
GLORIA CARRASCO
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-11-03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bounlouane Keobounhom and Champathong Keobounhom
4958 Edmondson Pike No. F-32
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
147-07-0-B-03200 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry W Hesson, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Bounlouane Keobounhom and wife, Champathong Keobounhom** hereinafter referred to as 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 Town House Unite No. F-32, Parcel No 32 of Woodlea Place Townhouses, as of record in Book 5050, page 101 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 Robert K. Hesson, unmarried by deed from William C. Derrick of record in Book 5393, page 611, Register's Office for Davidson County, Tennessee. The said Robert K. Hesson having since died leaving Terry Wayne Hesson as his only heir.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Quitclaim deed of Common Area of record in Book 5201, page 958 said Register's Office.

Plan of record in Book 5050, page 101 Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 1715, page 537, Book 1726, page 379, Book 1729, page 195, Book 1850, page 566, Book 5197, page 544 and Book 6636, page 970 Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5197, page 585 Said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4958 Edmondson Pike No. F-32, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 29th day of August, 2000.

Terry W Hesson by Clay Knago, attorney in fact.
Terry W Hesson

STATE OF ~~TENNESSEE~~ TX
COUNTY OF ~~WILLIAMSON~~ Taylor

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clay Knago, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the attorney in fact of Terry W. Hesson, and being authorized to do so, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2000.

Gloria Carrasco
Notary Public

4-11-03
My Commission Expires

GLORIA CARRASCO
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-11-0

02260-BB