This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
MOSES S. XAYVONG
4444 Benchmark Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans
2021 North Gallatin Road, Suite 292
Madison, TN 37115

MAP **151**
GROUP **09-0A**
PARCEL **185**

Davidson County DEEDWARR
Recvd: 03/06/01 10:58 2pgs
Fees:11.00 Taxes:684.50
20010306-0021004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JCH Development Company, Inc.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **MOSES S. XAYVONG, a married man, and KONG K. HANESANA, a single woman**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Long Hunter Chase Subdivision, of record in Plat Book 7900, Page 763 and 764, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to JCH Development Company, Inc. by deed from Imogene Mackey Phelps, et al dated December 23, 1988, of record in Book 7739, Page 657, Register's Office for Davidson County, Tennessee.

This is improved property known as 4444 Benchmark Drive, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. 2000 County Taxes in the amount of $802.97 are due and payable. Subsequent years are a lien, but not yet due and payable.
2. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et seq.
3. Subject to all covenants, subdivision restrictions, easement and other matters of record in Plat Book 7900, pages 763-764, Register's Office for Davidson County, Tennessee.
4. Subject to Plan of Record in Plat Book 7900, Page 763-764, Register's Office for Davidson County, Tennessee.
5. Subject to Homeowner Association of record in Book 9432, Page 792 and Book 9649, Page 764, Register's Office for Davidson County, Tennessee.

6. Subject to Charter of record in Book 9433, Page 953, Register's Office for Davidson County, Tennessee.

7. Subject to restrictions of record in Book 9430, Page 251 and amended in Book 9534, Page 938, Register's Office for Davidson County, Tennessee.

8. Subject to Homeowner Association dues and/or fees of record in Register's office for Davidson County, Tennessee.

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

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors 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.

WITNESS my hand this the 27th day of February, 2001.

JCH Development Company, Inc.

By: John C. Hayes, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **John C. Hayes, Jr.,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **JCH Development Company, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 27th day of February, 2001.

Rebecca R. Waynick
NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

Moses S Haynes
AFFIANT

Subscribed and sworn to before me on this 27th day of February, 2001.

Rebecca R. Waynick
NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003