STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2001.

Notary Public

My Commission Expires: 3/23/2002

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 07/05/01 15:36 3pgs
Fees:18.00 Taxes:481.00
20010705-0071902

ADDRESS NEW OWNER(S) AS FOLLOWS:
Phonesavanh Kamphouthasak and April C. Maniphonh
1608 Clingman's Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Phonesavanh Kamphouthasak and April C. Maniphonh
1608 Clingman's Court
Antioch, Tennessee 37013

MAP-PARCEL NUMBERS:
135-14-0-A-217.00 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, **Christopher S. Coffey and wife, Elizabeth A. Coffey,** hereinafter referred to as Grantors, hereby transfers and conveys to **Phonesavanh Kamphouthasak and wife, April C. Maniphonh** 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 Lot No. 217 on the Plan of Pinnacle Point Phase 5 of record in Plat Book 8250, Page 842, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Christopher S. Coffey, married, by deed from W.L. Bainbridge, Inc., of record in Book 11602, Page 764, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 8250, Page 842, amended in Book 11114, Page 958, Register's Office for Davidson County, Tennessee.

Easement for Water/Sewer of record in Book 7097, Page 158, said Register's Office.

Easement for Water/Sewer of record in Book 11201, Page 733, said Register's Office.

Easement for Water/Sewer of record in Book 11201, Page 757, said Register's Office.

HOA Charter of record in Book 7058, Page 234, said Register's Office.

Storm Water Retention Agreement of record in Book 10752, Page 463, said Register's Office.

Easements of record in Book 6250, Pages 92, 93, and 94, said Register's Office.

Subject to all matters on a boundary plat of record in Book 6900, Page 524, said Register's Office.

Restrictive covenants contained in an instrument of record in Book 6405, Page 169, Book 7032, Page 733, Book 7065, Page 959, Book 7067, Page 739, Book 10097, Page 390, Instrument No. 2001 050400 46047, and Instrument No. 2001 050400 46048, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 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 1608 Clingman's Court, Antioch, Tennessee 37013.

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 June, 2001.

Christopher S. Coffey

Elizabeth A. Coffey *
by Attorney in-fact

*Elizabeth A. Coffey joins in this instrument to convey any and all marital interests she has in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher S. Coffey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2001.

Notary Public

9-1-2001
My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

03462-BW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of June, 2001, before me, the undersigned Notary Public, personally appeared Christopher S. Coffey, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Elizabeth A. Coffey, and acknowledged that he executed the same as the act of his principal for the purposes thereon contained.

In witness whereof I hereunto set my hand and official seal.

9-11-2004
My commission expires

Notary Public

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.