21-1-282

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **July, 2001** by and between **JOHN SECHLER and CONNIE S. SECHLER (fka POTTER)**, herein after referred to as GRANTOR, and **PHETSAMAY CHANTHAVONG**, herein after referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **MADISON**, County of **Davidson**, State of Tennessee, more particularly described as follows:

BEING part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision of record in Book 421, page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Sechler and Connie S. Potter by deed from Douglas A. Barnett and wife, Dalene K. Barnett of record in Book 9065, page 513, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 1605 MONTICELLO, MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 08/03/01 14:34 2pgs
Fees:13.00 Taxes:475.45

20010803-0083100

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John R Sechler
JOHN SECHLER
Signature of Seller

Connie S Sechler
CONNIE S. SECHLER (fka POTTER)
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **JOHN SECHLER and CONNIE S. SECHLER (fka POTTER)** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **July, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
PHETSAMAY CHANTHAVONG
1605 MONTICELLO, MADISON, TN 37115

Send Tax Statements to:
Union Planters Bank, N.A.
215 Forrest Street, Hattiesburg, MS 39403

MAP AND PARCEL--034-05-0 067.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$128,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **27th** day of **July, 2001.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE T. EGGERS ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD, TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
21-1-782