Davidson County DEEDWARR
Recvd: 10/18/01 11:56 2pgs
Fees:13.00 Taxes:413.62
20011018-0113687

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WARRANTY DEED

This Indenture made this **12th** day of **October, 2001** between **Ole South Properties, Inc.,** , GRANTOR, and **Sithpraseuth Phothirath and wife, Ratsamy Phothirath** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 64, Phase One, Villages of Long Hunter, as shown of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Cason Land Development Partners by Warranty Deed from Crossmann Communities of Tennessee, LLC of record in Instrument Number 20001031-0107966, Register's Office for Davidson County, Tennessee. Said lot have since been conveyed to Ole South Properties, Inc. of record in Instrument Number 20010005-0103896 **, Register's Office for Davidson County, Tennessee.**

Subject to all matters of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Instrument Number 20010331-0056382, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 7012 S. Hampton Drive, 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 Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **12th** day of **October, 2001.**

Ole South Properties, Inc.

James E. Ruddell Special Agent

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James E. Ruddell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Special Agent of the Ole South Properties, Inc., and that he/she as such Special Agent executed the foregoing instrument for the purpose therein contained by signing the name of Ole South Properties, Inc. by him/her self as Special Agent. Witness my hand and official seal this 12th day of October, 2001.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $111790

Affiant

Subscribed and sworn before me this 12th day of October, 2001.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Sithpraseuth Phothirath
7012 S. Hampton Drive
Antioch, Tennessee 37013

Send Tax Bills to:
Taylor Bean and Whittaker Mortgage
101 NE 2nd Street
Ocala, FL 34470-6642

Map & Parcel Number:
MAP 151-0-A
Parcel 45