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Davidson County DEEDWARR
Recvd: 03/07/02 08:09 3pgs
Fees:18.00 Taxes:538.35

20020307-0028460

FOR RECORDING PURPOSES

File No. File Box

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ ~~145,500.00~~

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE March 4, 2002

NOTARY PUBLIC

COMMISSION EXPIRES: 4-26-05

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT PREPARED BY:		RETURN TO AFTER RECORDING:
NAME: Thomas P. Lievois, Esq. 7740 Foster Road Clarkston, Michigan 48346		Linda S. Harris & Associates 213 Ward Circle, Suite 200 Brentwood, TN 37027
ADDRESS NEW OWNERS(S) AS FOLLOWS: Ida V. Currie 412 Asheford Court Antioch, TN 37013	SEND TAX BILLS TO: New Owner(s)	MAP-PARCEL NUMBER: 164-13-97

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sinthala S. Phanthavongsa and wife, Michelle D. Phanthavongsa

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Ida V. Currie, a single woman

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS ( )IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

412 Asheford Court, Antioch, TN 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 the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 2-11-02

Sinthala S. Phanthavongsa

Sinthala S. Phanthavongsa

Michelle D. Phanthavongsa

Michelle D. Phanthavongsa

(Individual Notary Acknowledgement)

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sinthala S. Phanthavongsa and wife, Michelle D. Phanthavongsa

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 2620 Elm Hill Pike, Nashville, TN on this 11th day of February, 2002.

Diana B. Crawford

Notary Public

Diana B. Crawford

My Commission Expires: My Commission Expires JULY 24, 2004

SEAL

DIANA B. CRAWFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 216, on the Plan of First Revision of Asheford Crossing, Section Two, as shown on plat of record in Plat Book 9700, page 171, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
BEING the same property conveyed to Sinthala S. Phanthavongsa and wife, Michelle D. Phanthavongsa, by Deed of Record in Book 10961, page 534, Register's Office for Davidson County, Tennessee.

BEING the same premises which
by Deed dated and recorded in County, Tennessee in
Deed Book Volume , Page