WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,868.46

Basay Khammounvichit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MARK A. ELLMORE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1801 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Basay Khammounvichit (NAME)	Regions Mortgage, Inc. (NAME)	148-06-207
515 Rose Bank (ADDRESS)	817 S. Court St. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Chanphonsavanh Thanbourouth and Pheng Vongsamphanh, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Basay Khammounvichit and Phoumy Phomsopha, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 24 on the Plan of Section Eight, Terragon Trails, of record in Book 5200, Page 41, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24, a corner lot, fronts 45.31 feet on the southerly margin of Long Branch and fronts 38.39 feet on the westerly margin of a lateral extension of Long Branch, said frontages being joined by a curve having a length of 30.60 feet, and extends back 167.38 feet on the northwesterly line and 158.70 feet on the southerly line to a point of intersection.

Being the same property conveyed to Chanphonsavanh Thanbourouth and Pheng Vongsamphanh by Cash Deed for Tennessee of record in Book 9155, Page 616, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 9155, Page 619, re-recorded in Book 9168, Page 327, Register's Office for Davidson County, Tennessee, which the Grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 4629 Long Branch Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the 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 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 our hands this 25th day of February, 2003.

Chanphonsavanh Thanbourouth
Chanphonsavanh Thanbourouth BY: Sivichai Keopanya, Attorney in Fact

Pheng Vongsamphanh
Pheng Vongsamphanh
BY: Sivichai Keopanya, Attorney in Fact

By Sivichai Keopanya, Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/26/03 15:25 2pgs
Fees:13.00 Taxes:154.91
20030226-0025812

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of February, 2003, before me, Mark A. Ellmore, Jr., the undersigned officer, personally appeared Sivichai Keopanya, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Chanphonsavanh Thanbourouth and Pheng Vongsamphanh, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2003.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr.

Notary Public

