PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (KM) Title No: 45283

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/11/04 08:59 2pgs
Fees:13.00 Taxes:318.20
20040211-0016339

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Palomino 225 Old Tusculum Road Antioch, Tennessee 37013	SAME

TAX MAP-PARCEL NUMBERS: 162-6-40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$86,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersignedThong Sayasaeng, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Michael Palomino hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Fair Oaks Subdivision, Section I, as of record in Book 4175, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chalor Charousapha, and wife, Thong Charousapha by deed from Willis Gilbert etux Alice Faye Gilbert of record in Book 5930, Page 735, Register's Office for said County. Chalor Charousapha has since died; thereby leaving Thong Charousapha as surviving Tenant by the Entirety. (Also see Quitclaim deed in Book 11501, Page 229, Register's Office Davidson County, Tennessee). Thong Charousapha has since remarried and is now known as Thong Sayasaeng.

Somphone Sayasaeng, spouse of Thong Sayasaeng joins in this conveyance soley to convey any and all marital interest he may have in the above-described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175 Page 43, said Register's Office, which Plan shows a 30 foot minimum building setback line from Old Tusculum Road and a 10 foot easement for public utility and drainage purposes along the rear and broken westerly line(s); Restrictions contained in Book 4289, Page 198 and in Book 4475, Page 863.

This is improved property, known as: 225 Old Tusculum Road, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of December, 2003 .

Thong Sayasaeng

Somphone Sayasaeng

State of TENNESSEE
County of WILLIAMSON

On this 30th day of December, 2003 , before me the undersigned authority, personally appeared **Thong Sayasaeng** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

State of TENNESSEE
County of WILLIAMSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $86,000.00

Affiant

Sworn and subscribed before me this 30th day of December, 2003

DELLENA LASHELLE LOVELADY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
AUGUST 25, 2005