PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 45808

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/04/04 15:16 3pgs
Fees:18.00 Taxes:472.12
20040804-0093846

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Pablo L. Aguilar 633 Mount Hood Drive Antioch, Tennessee 37013	Countrywide Home Loans 1800 Tapo Canyon, MSN SV79 Simi Valley, CA 93063-6712

TAX MAP-PARCEL NUMBERS: 135-14-A-125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$127,600.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Somphong Vongkhamchanh and spouse, Khamphong Vongkhamchanh**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pablo L. Aguilar,a married person** 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. 125 on the Plan of Pinnacle Point Subdivision, Phase III, of record in Book 6900, pages 391, 392 and 393, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Somphong Vongkhamchanh and wife, Khamphong Vongkhamchanh by deed from Centex Real Estate Corporation of record in Book 7697, page 997, Register's Office for Davidson County, Tennessee.

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 Plat Book 6900, Page 391-393, said Register's Office, to which plan reference is made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7032, page 733, Book 7067, page 739, Book 6495, page 169, Book 10097, page 390, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Khamphong Vongkhamchanh by Somphong Vongkhamchanh as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 633 Mount Hood 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, 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 July, 2004 .

Somphong Vongkhamchanh

Khamphong Vongkhamchanh By: Somphong Vongkhamchanh, Atty-in-Fact

State of TENNESSEE
County of WILLIAMSON

On this 30th day of July, 2004 , before me the undersigned authority, personally appeared **Vongkhamchanh** , 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.

My Commission Expires: _____

Notary

GAIL JOHNSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

MAY 29, 2005

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $127,600.00

Affiant

Sworn and subscribed before me this 30th day of July, 2004

My Commission Expires: 3-22-08

Notary Public

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Somphong Vongkhamchanh** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Khamphong Vongkhamchanh** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2004

Notary Public

My Commission Expires: ~~AT LARGE~~ MAY 29, 2005

EXHIBIT "A"
To
Warranty Deed

FROM: Somphong Vongkhamchanh and spouse, Khamphong Vongkhamchanh

TO: Pablo L. Aguilar,a married person

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Somphong Vongkhamchanh, Affiant

Sworn to and subscribed before me this

30th day of July, 2004

Notary Public

My Commission Expires:_____ AT LARGE MAY 29, 2005