Return To:

Service Escrow & Title, Inc.
6001 Jackson Square Blvd. Ste. 700
Lavergne, TN 37086

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

**WILKINS & IVEY**
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: _____ Title No: 45857

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/03/04 14:16 2pgs
Fees:13.00 Taxes:462.50
20040903-0107126

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Bounnoy Bounphasaysonh<br>Vongphakone Bounphasaysonh<br>4623 Xavier Drive<br>Antioch, Tennessee 37013 | Guaranty Trust<br>3319 West End Avenue<br>Suite 110<br>Nashville, Tennessee 37203 |

**TAX MAP-PARCEL NUMBERS:** 148-08-182

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$125,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Visasack Souksavong and spouse, Khanthaly Souksavong, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bounnoy Bounphasaysonh and spouse, Vongphakone Bounphasaysonh** 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. 40 on the Plan of Hazelwood, Section 17 of record in Book 5210, page 30, Register's Office for said County.

Said Lot No. 40 fronts 65.17 feet on the southeasterly margin of Xavier Drive and extends back 149.87 feet on the northeasterly line and 125.87 feet on the southwesterly line to a broken line in the rear, measuring 123.24 feet thereon.

Being the same property conveyed in title to the land hereinafter described is vested in Virasack Souksavong and wife, Khanthaly Souksavong by deed from Timothy A. Tarbutton of record in Doc. No. 199912170304445, Register' s Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5210, Page 30, said Register's Office, which Plan shows a 30 foot minimum building setback line from Xavier Drive and a 10 foot easement for public utility and drainage purposes along the broken rear line(s); And a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner(s) of said lot.

**This is improved property, known as: 4623 Xavier 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 27th day of August, 2004 .

Visasack Souksavong

Khanthaly Souksavong

**State of** TENNESSEE
**County of** WILLIAMSON

On this 27th day of August, 2004 , before me the undersigned authority, personally appeared **Visasack Souksavong Khanthaly Souksavong** , 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:

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2007

Notary

**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: $125,000.00

Affiant

Sworn and subscribed before me this 27th day of August, 2004

Notary Public

My Commission Expires: 9/17/07

Notary Public At Large RUTHERFORD COUNTY, TN