#8332
Box 13

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, Tennessee 37027
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W & I Ref: _____ Title No: 45742

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/22/04 13:31 2pgs
Fees:13.00 Taxes:351.50
20040922-0114111

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Silverio Rivas 4512 Xavier Drive Antioch, Tennessee 37013	~~SAME~~ Countrywide Home Loans, Inc. 2021 N. Gallatin Rd. Ste 292 Madison, TN 37115

TAX MAP-PARCEL NUMBERS: 148-08-122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$95,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joe Lasrithammavan and spouse, Ann Lasrithammavan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Silverio Rivas** *unmarried 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. 98 on the Plan of Oakwood Terrace, Section Two of record in Book 4460, page 118 and 119, Register's Office for said County.

Said Lot No. 98 fronts 70.0 feet on the easterly margin of Xavier Drive and extends back 138.78 feet on the northerly line and 130.0 feet on the southerly line to a dead line in the rear, measuring 51.6 feet thereon.

Being the same property conveyed in title to Joe Lasrithammavan and wife, Ann Lasrithammavan by deed from Monica Lee Williams, unmarried of record in Book 7991, page 477, 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 Plat Book 4460 Page 118 and 119, 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 rear line(s).

This is improved property, known as: 4512 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 31st day of August, 2004 .

Joe Lasrithammavan 8-31-04 — Ann Lasrithammavan 8-31-04

Joe Lasrithammavan

Ann Lasrithammavan

State of TENNESSEE

County of WILLIAMSON

On this 31st day of August, 2004 , before me the undersigned authority, personally appeared **Joe Lasrithammavan and Ann Lasrithammavan** , 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.

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2005

My Commission Expires:

Deborah Gail Johnson
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: $95,000.00

Heidi Jo Clayton
Affiant

Sworn and subscribed before me this 31st day of August, 2004

Notary Public

My Commission Expires: 5/28/04

KATHY TURNBLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29, 2005