File #200420379

Davidson County DEEDWARR
Recvd: 10/22/04 10:25 2pgs
Fees:13.00 Taxes:481.00

20041022-0127210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2004.

Notary Public

MARILYN PAINTER NOTARY PUBLIC AT LARGE SUM CO. TENN.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES FEBRUARY 13, 2005 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Downing	New Owner	Map: 102-04-41
(NAME)	(NAME)	
6632 Cabot Drive		Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **SCOTT S. RASAPHOUMY AND WIFE, LANA THI RASAPHOUMY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RICHARD D. DOWNING AND WIFE, TRACY L. DOWNING,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 121, on the Plan of Section 26, Charlotte Park, formerly "Beacon Square Sec. 2", as shown by plat appearing of record in Plat Book 3700, Page 91, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Scott S. Rasaphoumy and wife, Lana Thi Rasaphoumy by Warranty Deed dated September 15, 1993 of record in Book 9087, Page 163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4062, Page 290, Book 4065, Page 67, as amended in Book 4142, Page 166; all matters shown on plat of record in Plat Book 3700, Page 91; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 6632 Cabot Drive, Nashville, TN 37209
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantors agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 18th day of October, 2004.

Scott S Rasaphoumy by Jacky Rasaphoumy, his attorney-in-fact

Scott S. Rasaphoumy by Jacky Rasaphoumy, his Attorney-in-Fact

Lana Thi Rasaphoumy by Jacky Rasaphoumy, her attorney-in-fact

Lana Thi Rasaphoumy by Jacky Rasaphoumy, her Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

On this 18th day of October, 2004, before me personally appeared Jacky Rasaphoumy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Scott S. Rasaphoumy and Lana Thi Rasaphoumy and is authorized by them and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 18th day of October, 2004. * 20041022-0127209

Marilyn Painter
Notary Public

My Commission Expires: _____

(SEAL)

MARILYN PAINTER
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES FEBRUARY 13, 2005

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064