PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: _____ Title No: 46013

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/16/04 10:33 2pgs
Fees:13.00 Taxes:444.00
20041116-0137343

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vilack Mounphoxay Phouy Alsavan 4616 Xavier Drive Antioch, Tennessee 37013	Countrywide Home Loans 2021 North Gallatin Road Suite 292 Madison, Tennessee 37175

TAX MAP-PARCEL NUMBERS: 148-08-186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Thanomsack Tom Souksavong, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Vilack Mounphoxay and Phouy Alsavan, joint tenants with rights of survivorship 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. 44 on the Plan of Hazelwood, Section 17, of record in Book 5210, page 30, Register's Office for said County.

Said Lot No. 44 fronts 70.02 feet on the southeasterly margin of Xavier Drive and extends back 140.00 feet on the northeasterly line and 95.22 feet on the southwesterly line to a twice broken line in the rear, measuring 106.15 feet thereon.

Being the same property conveyed to Anousack Souksavong, a married man and Thanomsack Tom Souksavong, an unmarried man by deed from John E. Buchli, Jr., and Evelyn K. Buchli, husband and wife, of record in Book 8963, page 337, said Register's Office. By Quitclaim Deed of record in Book 9827, page 855, Register's Office for Davidson County, Tennessee. Anousack Souksavong conveyed his interest in subject property to Thanomsack Tom Souksavong. By Quitlcaim Deed of record in Book 11448, page 969, said Register's Office, Phommachann Souksavong conveyed her interest in subject property to Thanomsack Tom Souksavong.

Saengphachan Souksavong wife of Thanomsack Tom Souksavong joins in this conveyance for the sole purpose of conveying any and all marital interest in subject 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 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat 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 rear line(s).

This is improved property, known as: 4616 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 15th day of November, 2004 .

Thanomsack Tom Souksavong

S. Souksavong

Thanomsack Tom Souksavong

Saengphachan Souksavong

State of TENNESSEE

County of WILLIAMSON

On this 15th day of November, 2004 , before me the undersigned authority, personally appeared **Thanomsack Tom Souksavong and** Saengphachan 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: _____

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

My Commission Expires JULY 21, 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: $120,000.00

Vilack Maungphatay

Affiant

Sworn and subscribed before me this 15th day of November, 2004

My Commission Expires: _____

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

My Commission Expires JULY 21, 2007

Notary Public