State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $152,650.00

Affiant

Subscribed and sworn before me this the 19th day of November 2004.

Notary Public My Commission Expires: 1/8/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/24/04 10:07 2pgs
Fees:13.00 Taxes:564.81
20041124-0140903

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Robert G. Blackburn, Jr. 5525 Murphywood Crossing Antioch, Tennessee 37013	5525 Murphywood Crossing Antioch, Tennessee 37013	Decision One Mortgage Co. LLC 6060 J. A. Jones Dr. Ste 1000 Charlotte, North Carolina 28287

Map 175-1 Parcel 26

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOUNLY DAOSAVANH AND THONGCHANH DAOSAVANH, HUSBAND AND WIFE

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

ROBERT G. BLACKBURN, JR AND JULIO LOPEZ, BOTH UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND in Davidson Countym Tennessee, being Lot No. 99, on the Plan of Asheford Crossing, Section Four, as shown on plat of record in Plat Book 9700, page 912, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description..

Being the same property conveyed to Bounly Daosavanh by Deed from Beazer Homes Corporation d/b/a Phillips Builders, of record in Instrument Number 20000801-0076081, page n/a, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 9700, Page 912, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 9651, page 900; as amended in Book 9980, page 482; Book 10301, page 180; Book 10353, page 575; Book 10640, page 941; Book 10717, page 97; Book 11455, page 769; Instrument Number 20001018-0103441; and Instrument Number 20010418-0038191, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of Asheford Crossing Homeowner's Association, Inc., of record in Book 9651, page 925; Charter of Asheford Crossing Homeowner's Association, Inc., of record in Book 9651, page 895, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **19th day** of **November, 2004**

Bounly Daosavanh

Thongxhanh Daosavanh

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Bounly Daosavanh and Thongchanh Daosavanh,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand, this **19th Day** of **November, 2004.**

My Commission Expires:
1/18/05

