Davidson County DEEDWARR
Recvd: 02/02/05 15:07 2 pgs
Fees:13.00 Taxes:954.23
20050202-0012450

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Khamphaeng Philakone**
Address **7036 Red Apple Road**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Countrywide Home Loans Inc.**
Address **P.O. Box 660694**
City/State/Zip **Dallas, Texas 75266-0694**

FOR AND IN CONSIDERATION of the sum of **$10.00. H & J Builders Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Khamphaeng Philakone and Sinouan Philakone, Husband and Wife as Joint Tenants with Right of Survivorship, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Apple Valley Subdivision, a Planned Unit Development, Section Two, of record in Instrument Number 20031204-0174333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to H&J Builders, Inc., a Tennessee Corporation by Warranty Deed from Designer Homes, GP, a Tennessee General Partnership, as of record in Instrument Number 20040820-0100821, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 182-12-O-A-66-CO

This is improved property known as: 7036 Red Apple Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **25th** day of **January, 2005**.

H & J Builders Inc.

Eshagh Hanai P.G.P.

By: Eshagh Hanai, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Eshagh Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of H & J Builders Inc., the within named bargainor, a Coporation, and that such Eshagh Hanai, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as President.

WITNESS MY HAND and official seal at office, this **25th** day of **January, 2005**.

C.M. Corriveau

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $257,900.00

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2005.

My commission expires: 06/18/05

Notary Public - Register

