File Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref: gj Title No: 46238

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/28/05 14:22 2 pgs
Fees:13.00 Taxes:279.35

20050328-0032860

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Molly Shiao Kiang Shiao 1525 Sam Houston Drive Brentwood, Tennessee 37027	Countrywide Home Loans 2021 North Gallatin Road Suite 292 Madison, Tennessee 37175

TAX MAP-PARCEL NUMBERS: 149-5-116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$75,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Xay Kittirath and spouse, Vone Kittirath, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Molly Shiao and spouse, Kiang Shiao** 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. 100 on the plan of Section Three, Terragon Trails of record in Book 5050, page 43, Register's Office for said County.

Said Lot No. 100 fronts 65.79 feet on the northwesterly margin of Volunteer Drive and extends back 119.28 feet on the northeasterly line and 120.0 feet n the southwesterly line to a dead line in the rear, measuring 68.02 fee thereon.

Being the same property conveyed to Xay Kittirath and wife, Vone Kittirath by deed from Apon Moskovitz, married, formerly known as Apon Turner, dated June 29, 1994 and filed of record June 30, 1994 in Book 9393, page 612, Register's Office for Davidson County, Tennessee.

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 5050, Page 43, said Register's Office, which Plan shows a 20 foot minimum building setback line from Volunteer Drive, and 10 foot easement for public utility and drainage purposes along the front and rear line(s); A 5 foot easement for sewer, public utility and drainage purposes along the southwesterly line of said lot; The Restrictions of record in Book 5116, page 138, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4725 Volunteer 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 24th day of March, 2005 .

Xay Kittirath
Xay Kittirath

Vone Kittirath
Vone Kittirath

State of TENNESSEE
County of DAVIDSON

On this 24th day of March, 2005, before me the undersigned authority, personally appeared **Xay Kittirath and Vone Kittirath**, 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 DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $75,500.00.

Affiant

Sworn and subscribed before me this 24th day of March, 2005

Notary Public

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007