Davidson County DEEDWARR
Recvd: 04/04/05 10:28 2 pgs
Fees:13.00 Taxes:458.80
20050404-0036072

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: gj Title No: 46218

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gary C. Coffey 1600 Bakers Grove Road Hermitage, Tennessee 37076	SAME

TAX MAP-PARCEL NUMBERS: 137-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Thatsathaphone Pimpisam , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary C. Coffey** 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 the 4th, formerly 16th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of John C. Warpool's Subdivision of a 12 acre tract, not of record described according to a survey made by Watkins and Murray Surveyors, October 29, 1946, as follows:

Beginning in the center of Old Hickory Boulevard 370 feet south of the intersection of said Boulevard and Cranny Right Road, said beginning point is the common corner of Lots Nos. 3 and 4; thence with the line between said lots eastwardly 460.2 feet; thence southerly 102 feet to the corner of Lots Nos. 4 and 5; thence with the line between said lots, westwardly 495.2 feet to the center of Old Hickory Boulevard; thence with the center line of same, northwardly 100 feet to the beginning.

Being the same property conveyed to Phayvanh Yamvongsa and Thatsathapho N. Pimpisam, both unmarried, as joint tenants with right of survivorship, by deed from James L. Wheeler and wife, Yvonne Wheeler of record in Book 11533, page 955, said Register's Office. By Quitclaim Deed of record in Doc. No. 20010807-0084996, re-recorded in Doc. No. 20020409-0043282, Register's Office for Davidson County, Tennessee. Phayvanh Yiamvongsa conveyed his interest in subject property to Thatsathapho N. Pimpisam and Kasem Khantrivavong. By Quitclaim Deed of record in Doc. No. 20020409-0043283, said Register's Office, Kasem Khantrivavong conveyed their interest in subject property to Thatsathaphone Pimpisam.

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; Title to that portion of the premises embraced within the bounds of Old Hickory Boulevard.

This is improved property, known as: 1600 Bakers Grove Road, Hermitage, Tennessee 37076

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 31st day of March, 2005 .

Thatsathaphone Pimpisam

State of TENNESSEE
County of WILLIAMSON

On this 31st day of March, 2005 , before me the undersigned authority, personally appeared **Thatsathaphone Pimpisam** , 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: _____

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires MAY 29, 2005

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: $124,000.00

Affiant

Sworn and subscribed before me this 31st day of March, 2005

My Commission Expires: _____

MELODY M. JENKINS NOTARY PUBLIC AT LARGE My Commission Exp. JULY 29, 2006 DAVIDSON CO., TENNESSEE

Notary Public