File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/08/05 09:27 2 pgs
Fees:13.00 Taxes:330.23
20050408-0038674

W & I Ref:(gj) Title No: 46248
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tenn. Contractors, Inc. P.O. Box 314 Franklin, Tennessee 37065	SAME

TAX MAP-PARCEL NUMBERS: 107-05-060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$89,250.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Khamphaeng Philakone and spouse, Sinouan Philakone,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tenn. Contractors, Inc., a Tennessee Corporation** 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. 90 on the Plan of Bel-Air Subdivision Section One of record in Book 2900, page 28, Register's Office for said County.

Said Lot No. 90 fronts 63 feet on the southerly margin of Dabbs Avenue and extends back 80 feet on the westerly line and 131 feet on the easterly line to a dead line in the rear, measuring 81.1 feet thereon.

Being the same property conveyed to Khamphaeng Philakon and wife, Sinovan Philakone by deed from Estate of Zera S. Cotton, deceased by Sandra Cotton Demonbreun and George N. Cotton, Jr., being all of the heirs at law and the sole devisees of record in Book 9697, page 733, 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 2900 Page 27-32, said Register's Office, which Plan shows a 40 foot minimum building setback line from Dabbs Avenue, as amended to 30 feet by instrument of record in Book 3218, page 545 and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 1915 Dabbs Avenue, Nashville, Tennessee 37217

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 6th day of April, 2005.

Khamphaeng Philakone Sinouan Philakone

Khamphaeng Philakone Sinouan Philakone

State of TENNESSEE
County of WILLIAMSON

On this 6th day of April, 2005 , before me the undersigned authority, personally appeared Khamphaeng Philakone and Sinouan Philakone , 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 $89,250.00

Affiant

Sworn and subscribed before me this the 6th day of April, 2005

My Commission Expires:

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

Notary Public