File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: _____ Title No: 46473

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/28/05 13:37 2 pgs
Fees:13.00 Taxes:444.00
20050628-0074317

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Phokaa M. Inta 4601 Artelia Drive Nashville, Tennessee 37013	Countrywide Home Loans 2021 North Gallatin Road, Suite 292 Madison, Tennessee 37175

TAX MAP-PARCEL NUMBERS: 148-08-145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Phouangkeo Charernnam and wife, Phimpha Charernnam, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phokaa M. Inta,** 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. 25 on the Plan of Hazelwood Subdivision, Section Thirteen of record in Book 4595, Page 98, Register's Office for said County.

SAID Lot No. 25 fronts 60.00 feet on the westerly margin of Artelia Drive and extends back 148.45 feet on the northerly line and 148.86 feet on the southerly line to a dead line in the rear, measuring 60.00 feet thereon.

BEING the same property conveyed to Phouangkeo Charernnam and wife, Phimpha Charernnam by deed dated from Gerald Lee Simpkins and Bessie Mae Simpkins of record in Book 10901, Page 739, said Register's Office, and by Quitclaim Deed from Gerald Lee Simpkins and Bessie Mae Simpkins Revocable Living Trust of record in Document No. 20020502-0054072, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4595, Page 98, said Register's Office, which Plan shows a 30 foot minimum building setback line from Artelia Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the northeasterly and southwesterly front corners of said lot..

This is improved property, known as: 4601 Artelia 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 27th day of June, 2005 .

Phouangkeo Charernnam

Phouangkeo Charernnam

Phimpha Charernnam

Phimpha Charernnam

State of TENNESSEE
County of WILLIAMSON

On this 27th day of June, 2005 , before me the undersigned authority, personally appeared **Phouangkeo Charernnam and Phimpha Charernnam** , 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.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

My Commission Expires: _____

Deborah Gail Johnson

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: $120,000.00

Phouangkeo Charernnam

Affiant

Sworn and subscribed before me this 27th day of June, 2005

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

My Commission Expires: _____

Deborah Gail Johnson

Notary Public