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: gj Title No: 46478

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/06/05 08:35 2 pgs
Fees:13.00 Taxes:443.63

20050706-0077158

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ashonda Seay 4812 Bighorne Drive Old Hickory, Tennessee 37138	SAME

TAX MAP-PARCEL NUMBERS: 065-13-013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$119,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Thongseng Sengsayadeth and wife, Khaikeo Sengsayadeth, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashonda Seay ,married** 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. 4 on the Plan of Section One, Sherwood Forest of record in Book 4175, Page 153 Register's Office for said County.

SAID Lot No. 4 fronts 80.0 feet on the westerly margin of Big Horn Drive and extends back 158.85 feet on the northerly line and 152.72 feet on the southerly line to a dead line in the rear, measuring 89.57 feet thereon.

BEING the same property conveyed to Thongseng Sengsayadeth and wife, Khaikeo Sengsayadeth and Lamphay Sengsayadeth by deed from Jerry M. Woodall and wife, Sharon J. Woodall of record in Book 7088, Page 266. By Quitclaim Deed of record in Book 7765, Page 871 Register's Office for said County, subject property was conveyed to Thongseng Sengsayadeth and wife, Khaikeo Sengsayadeth.

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 4175 Page 153, said Register's Office, which Plan shows a 30 foot minimum building setback line from Big Horn Drive and easement for public utility and drainage purposes along the rear portion of said lot, with a sewer line lying therein, and a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot and Restrictions contained in instrument of record in Book 4482, Page 427, said Register's Office..

This is improved property, known as: 4812 Big Horn Road, Old Hickory, Tennessee 37138

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 June, 2005 .

Thongseng Sengsayadeth

Khaikeo Sengsayadeth

State of TENNESSEE
County of RUTHERFORD

On this 24th day of June, 2005, before me the undersigned authority, personally appeared **Thongseng Sengsayadeth and Khaikeo Sengsayadeth** , 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: 11-25-06

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TN

Notary

State of TENNESSEE
County of RUTHERFORD

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $119,900.00

Affiant

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

My Commission Expires: 11-25-06

SANDRA GOLDEN-WOODS Notary Public At Large DAVIDSON COUNTY, TN

Notary Public