THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/13/05 08:13 2 pgs
Fees:13.00 Taxes:591.63
20050713-0080921

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Inthasone Keobounhom 4224 Sandstone Drive Antioch, TN 37013	NEW OWNER	164-10-0A-235.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $150,900.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2005

Notary Public
My Commission Expires:

LYNN GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 24, 2007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Southern Home Builders, LLC** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Inthasone Keobounhom and June H. Chou** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being all of Lot No.156 on the Final Plat, Village Four, Summerfield , A Cluster Lot Subdivision, of record in Instrument No. 20030401-0042979, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Southern Home Builders, LLC by Warranty Deed from Summerfield Development, LLC, of record in Instrument No. 20031229-0183326, dated 12-22-03. Further being a portion of the same property conveyed to Summerfield Development, LLC, a Tennessee Limited Liability Company by Quit Claim Deed dated December 16, 2003 of record in Book 11571, Page 943, Register's Office for Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Instrument No. 20030401-0042979 Register's Office for Davidson County. Subject to Easement to Southern Bell of record in Book 1141, Page 327, Said Register's Office Charter of HOA of record in Book 11648, Page 660 and Instrument No. 20010326-0028531, said Register's Office Storm Water Detention Agreement of record in Instrument No. 20000113-004777, Said Register's Office Quit Claim Deed to HOA of record in Instrument No. 20010514-0049520, Said Register's Office Easement to Sanitary Sewer / Storm Drainage in Instrument No. 20000809-0079074, said Register's Office Grant of Permanent Easement in Instrument No. 20000824-0083643, said Register's Office Declaration of Covenants, Restrictions and Conditions of Record in Book 11588, Page 484 and in Book 11669, Page 376 and In Instrument No. 20010308-0021946 and Instrument No. 20010504-0046260 and Instrument No. 20030527-0071167, Register's Office for Davidson County By-Laws of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, said Register's Office

THIS IS **Improved** PROPERTY KNOWN AS 4224 Sandstone Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 30th day of June, 2005

Southern Home Builders, LLC

BY: _____
Connie Gill
Secretary

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Connie Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Secretary of Southern Home Builders, LLC the within named bargainer, and that as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainer by himself/herself as Secretary

Witness my hand and seal, at office in Tennessee, this the 30th day of June, 2005

_____
NOTARY PUBLIC

My Commission Expires:_____

LYNN GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007