WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/05 13:26 2 pgs
Fees:13.00 Taxes:994.93
20050816-0097007

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Souvanthong Saengchanthavong**
Address **4271 October Woods Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Countrywide Home Loans Inc.**
Address **P.O. Box 660694**
City/State/Zip **Dallas, TX. 75266-0694**

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

H & J Builders Inc., a Tennessee Corporation ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Souvanthong Saengchanthavong and Phonexay P. Saengchanthavong, Husband and Wife and Phouthone Keuanoudone, an unmarried man, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 352 on the Plan of Apple Valley, a R10 Residential Planned Unit Development, Phase Six, Section Three, of record in Instrument Number 20050125-0008848, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Designer Homes, a Tennessee General Partnership, by Deed from Paul E. Johnson, Jeffrey P. Johnson, Stacy J. Carter, Buford W. Carter, Lori J. Kelley and B&Y, a Tennessee General Partnership, recorded on September 3, 2002, as of record in the Register of Deeds Office for Davidson County, Tennessee in Instrument Number 20020903-0105704 and further conveyed to H & J Builders Inc., a Tennessee Corporation, by Warranty Deed from Designer Homes, GP, a Tennessee General Partnership, dated March 31, 2005, of record in Instrument No. 20050401-0035742, and re-recorded in Instrument Number 20050811-0095210 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: P/O Map 182, Parcel 204

This is improved property known as: 4271 October Woods Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **10th** day of **August, 2005.**

H & J Builders Inc.

By: Eshagh Hanai, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, Eshagh Hanai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of H & J Builders Inc., the within named bargainor, a Corporation, and that such Eshagh Hanai, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporatioj as President.

WITNESS MY HAND and official seat at office, this **10th** day of **August, 2005.**

Commission expires

O. CORRIGEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

Notary Public

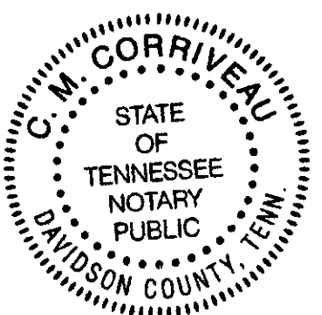
STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$268,900.00**

Affiant _____

Subscribed and sworn to before me, this the 10th day of August,2005.

My commission expires: _____
Notary Public - Register



My Commission Expires MAR. 21, 2009