Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref: gj Title No: 46623

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/29/05 10:54 2 pgs
Fees:13.00 Taxes:392.20
20050829-0103027

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Viroot Pongsavath Manivanh Pongsavath 118 Denise Drive Nashville, Tennessee 37211	Countrywide Home Loans 2021 North Gallatin Road, Suite 292 Madison, Tennessee 37175

TAX MAP-PARCEL NUMBERS: 148-07-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$106,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Phonexay Keuanoudone , unmarried and Gnonh Keuanoudone , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Viroot Pongsavath and spouse, Manivanh Pongsavath** 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. 896 on the Plan of Cherokee Hills Section Eight of record in Book 3700, page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 896 fronts 70.0 feet on the northeasterly margin of Denise Drive and extends back 158.0 feet on the northwesterly line and 157.6 feet on the southeasterly line to a dead line in the rear, measuring 70.0 feet thereon.

Being the same property conveyed to Phonexay Keuanoudone, a single woman and Gnonh Keuanaudone, a single woman by deed from Dana J. Looney and wife, Robyn Looney of record in Doc. No. 200004060034596, Register's Office for Davidson County, Tennessee.

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 Plat Book 3700, page 154, said Register's Office, which Plan shows 30 foot minimum building set back line from Denise Drive and a 10 foot easement for public utility purposes along the rear line(s); Restrictive Covenants of record in Book 4198, page 609, Book 4518, page 495, said Register's Office.

This is improved property, known as: 118 Denise Drive, Nashville, Tennessee 37211

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 26th day of August, 2005 .

Phonexay Keuanoudone

Gnonh Keuanoudone

Phonexay Keuanoudone

Gnonh Keuanoudone

State of TENNESSEE
County of WILLIAMSON

On this 26th day of August, 2005 , before me the undersigned authority, personally appeared **Phonexay Keuanoudone and Gnonh Keuanoudone** , 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:

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: $106,000.00

Affiant

Sworn and subscribed before me this 26th day of August, 2005

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

My Commission Expires:

Notary Public