Davidson County DEEDWARR
Recvd: 09/06/05 10:11 2 pgs
Fees:13.00 Taxes:532.80

20050906-0106368

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$144,000.00**.

Affiant

Subscribed and sworn to before me, this the 1st day of September, 2005.

Notary Public

My commission expires: 11-25-06

(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Daniel Lawrence Ness** | **Regions Bank d/b/a Regions Mortgage** | 135-14-A-217.00-CO |
| **1608 Clingmans Court** | **810 Crescent Centre Drive, Ste 300** | |
| **Antioch, TN 37013** | **Franklin, TN 37067** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Phonesavanh Kamphouthasak and wife, April C. Maniphonh**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Daniel Lawrence Ness and wife, Sharon Marie Ness**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Pinnacle Point Phase 5 of record in Plat Book 8250, Page 842, Register's Office for Davidson County, Tennessee, to which referenceis made for a more complete description.**

**Being all of the same property conveyed to Phonesavanh Kamphouthasak and wife, April C. Maniphonh by deed from Christopher S. Coffey and wife, Elizabeth A. Coffey of record in Instrument No. 20010705-0071902, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.**

This is improved (__X__) Unimproved (____) property, known as **1608 Clingmans Court, Antioch, TN 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of September, 2005.

**Phonesavanh Kamphouthasak**

April C. Maniphonh

**April C. Maniphonh**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Phonesavanh Kamphouthasak and April C. Maniphonh**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **September, 2005.**

E. Mannix

**Notary Public**

**My Commission Expires:** 11-25-06

