PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 46627
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Glenn Brannen 2084 Stanford Village Drive Antioch, Tennessee 37013	owner

TAX MAP-PARCEL NUMBERS: 173-11-A-051

Davidson County DEEDWARR
Recvd: 09/12/05 10:09 2 pgs
Fees:13.00 Taxes:592.00
20050912-0109131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$160,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Davone Saiyasak, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Glenn Brannen, unmarried** 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. 22 on the Plan of Section Two, Stanford Village of record in Doc. No. 20010226-0017614, Register's Office for said County.

Said Lot No. 22 fronts 60.00 feet on the northerly margin of Stanford Village Drive and extends back 156.50 feet on the westerly line and 156.00 feet on the easterly line to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Davone Saiyasak, unmarried by deed from Beazer Homes Corp. dba Phillips Builders, a Tennessee Corporation of record in Doc. No. 20011004-0107621, Register's Office for Davidson County, Tennessee.

Jodi Saiyasak spouse of Davone Saiyasak joins in this conveyance for the sole purpose of conveying any and all marital rights in subject property.

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 Doc. No. 20010226-0017614, said Register's Office, which Plan shows a 20 foot minimum building setback line from Stanford Village Drive, together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot and a 20 foot public utility easement along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Doc. NO. 200002280019107, Doc. No. 200003010020280, Doc. No. 20010319-0026310, Doc. No. 20041108-0134204 and By-laws of record in Doc. No. 200002170016311, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2084 Stanford Village Drive, Antioch, Tennessee 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, 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 6th day of September, 2005.

Davone Saiyasak

Jodi Saiyasak

State of TENNESSEE
County of DAVIDSON

On this 6th day of September, 2005 , before me the undersigned authority, personally appeared Davone Saiyasak and Jodi Saiyasak , 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: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Sworn and subscribed before me this the 6th day of September, 2005

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY