Return to:
#500726

Southern Title of Tenn.
214 Centerview, Suite 121
Brentwood, TN 37027

File Box 30

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: gj_ Title No: 46701

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/05/05 14:23 2 pgs
Fees:13.00 Taxes:414.40

20051005-0120179

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elmer Benavides 885 Irma Drive Antioch, Tennessee 37013	Countrywide Home Loans, Inc. 3011 Armory Drive, Ste 120 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 148-12-79

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$112,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Billy S. Ratsavong and spouse, Vilavan Ratsavong, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elmer Benavides** 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. 18 on the Plan of Hazelwood Subdivision, Section 2-A of record in Book 3500, page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 88.5 feet on the southwesterly margin of Irma Drive and runs back between lines 93.85 feet on the southeasterly line and 132.31 feet on the northwesterly line to a dead line in the rear which it measures 96.49 feet.

Being the same property conveyed Billy S. Ratsavong and wife, Vilavan Ratsavong by deed from John Robbins and wife, Susan Robbins of record in Book 10842, page 944, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3500, Page 27, said Register's Office, which Plan shows a 60 foot minimum building setback line from Irma Drive, and a 10 foot easement for public utility and drainage purposes along the rear and easterly line(s) of said lot; The Restrictions of record in Book 3534, page 273, said Register's Office.

This is improved property, known as: 885 Irma 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 30th day of September, 2005 .

Billy S Ratsavong 9.30.05 Billy S. Ratsavong

Vilavan Ratsavong 9-30-05 Vilavan Ratsavong

State of TENNESSEE
County of WILLIAMSON

On this 30th day of September, 2005 , before me the undersigned authority, personally appeared **Billy S. Ratsavong and Vilavan Ratsavong**, 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: My Commission Expires MAY 23, 2009

Deborah Gail Johnson
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: $112,000.00

Affiant

Sworn and subscribed before me this 30th day of September, 2005

My Commission Expires: MEREDITH L. CURRY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires March 23, 2009

Meredith L Curry
Notary Public