ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

Davidson County DEEDWARR
Recvd: 01/11/06 14:02 2 pgs
Fees:13.00 Taxes:344.10
20060111-0004401

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $93,000.00

All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville TN 37214
(615) 883-5[illegible] (615) 883-754[illegible]

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 6 **day of January, 2006.**

Notary Public
My commission expires: 7/21/07

01-0511-24880

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Khamphengphet	New Owner	150-10-0 049.00
3022 Mossdale DR		
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard Philip Baxter, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **David Khamphengphet**, hereinafter called the Grantee, his successors 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. 48-A, on the Plan of Zone Lot Division of Lots 48, 49, 50, 51, 52 and 53, Section 11-A, Cherry Hills Subdivision, of record in Book 5200, Page 730 and amended in Book 6250, Pages 133 & 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard P. Baxter and wife, Jane G. Baxter by deed from A. J. Johnson and wife, Gail Johnson and John Cook and wife, Virginia S. Cook, of record in Book 6381, Page 939, Register's Office for Davidson County, Tennessee, and being further conveyed to Richard Philip Baxter by Quitclaim deed of record in Book 9451, Page 898, said Register's Office. Richard Philip Baxter and Richard P. Baxter are one and the same person.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3020 Mossdale Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 hand this 21st day of December, 2005.

Richard Philip Baxter

Richard Philip Baxter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Philip Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, Tennessee, this 21st day of December, 2005.

Notary Public

ROBERT J. AMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires June 7 2009

My Commission expires