WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/06 14:43 2 pgs
Fees:13.00 Taxes:277.50

20060210-0016744

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2006.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES: October 26, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Davis		Map 148-8
(NAME)	(NAME)	
2741 Welshcrest Dr.	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 207
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Basay Khammounvichit and Phoumy Phomsopha, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Davis, 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:

Being Lot No. 24 on the Plan of Section Eight, Terragon Trails, as shown of record in Plat Book 5200, Page 41, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 24, a corner lot, fronts 45.31 feet on the southerly margin of Long Branch and fronts 38.39 feet on the westerly margin of a lateral extension of Long Branch, said frontages being joined by a curve having a length of 30.60 feet, and extends back 167.38 feet on the northwesterly line and 158.70 feet on the southerly line to a point of intersection.

Being the same property conveyed to Basay Kammounvichit and Phoumy Phomsopha by Deed from Chanphonsavanh Thanbourouth and Pheng Vongsamphanh, filed for record 2/25/03 as Instrument No. 20030226-0025812, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 5200, Page 41, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 5273, Page 656, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4629 Long Branch, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hands this 31st day of January, 2006.

Basay Khammounvichit

Phoumy Phomsopha

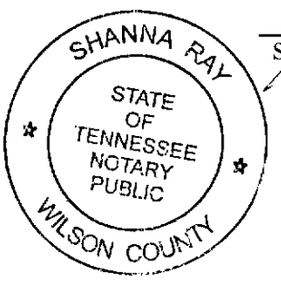
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Basay Khammounvichit and Phoumy Phomsopha), the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of January, 2006.

Commission expires: October 26, 2008



Shanna Ray Notary Public