Davidson County DEEDWARR
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Fees:13.00 Taxes:573.50
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PREPARED BY (AND RETURN TO):

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FILE BOX 45

W & I Ref:(gj) Title No: 46981
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anthony Lamar Wade Sharonda Denise Wade 3453 Shakertown Road Antioch, Tennessee 37013	U.S. Bank 4801 Frederica Street Owensboro, KY 42301

TAX MAP-PARCEL NUMBERS: 15003036200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$155,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ai Phetsavanh , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony Lamar Wade and spouse, Sharonda Denise Wade** 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. 416 on the Plan of Section Nine, The Country of record in Book 6900, page 285, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Vongphet Phetsavanh and wife, AI Phetsavanh by deed from Scott M. Presson and wife, Lorraine Presson of record in Book 11245, page 895, Register's Office for Davidson County, Tennessee. The said Vongphet Phetsavanh has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900 Page 285, said Register's Office, which Plan shows minimum building setback lines to be determined by Metropolitan Zoning Regulation and a 7.5 foot easement for public utility and drainage purposes along the southerly line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot and an easement for overhang across the easterly line of said lot and a 3x15 foot utility anchor easement on the northeasterly line of said lot.

This is improved property, known as: 3453 Shakertown Road, 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.

FILE BOX 45

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 28th day of February, 2006.

Ai Phetsavanh

State of TENNESSEE

County of DAVIDSON

On this 28th day of February, 2006 , before me the undersigned authority, personally appeared Ai Phetsavanh , 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.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Sworn and subscribed before me this the 28th day of February, 2006

Notary Public

My Commission Expires: 1/26/08

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC ANITA LESTER