PREPARED BY (AND RETURN TO):

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W & I Ref: gj Title No: 47022

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/22/06 14:44 2 pgs
Fees:13.00 Taxes:440.30

20060322-0032939

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Philip S. Segraves 5408 Reagan Antioch, Tennessee 37013	First Horizon Home Loan Corp. P.O. Box 7481 Springfield, OH 45501

TAX MAP-PARCEL NUMBERS: 16309000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$119,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Bouaraphanh Inthyvong and spouse, Kongpheng Inthyvong, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip S. Segraves ,married person** 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. 2 on the Plan of Bell Trace Section One of record in Book 5210, page 36, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Bouaraphanh Inthyvong and wife, Kongpheng Inthyvong by deed from Michael Adair Dickens and wife, Shirley Mailene Dickens of record in Book 7341, page 953, 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 5210 Page 36, said Register's Office, which Plan shows a 20 foot minimum building setback line from Bell Road and a 20 foot easement for public utility and drainage purposes along the rear line(s) of said lot; A 20 foot easement for sanitary sewer purposes across the rear portion of said lot, together with an 8 inch sewer line lying therein; Restrictions of record in Book 5323, page 770 and Book 5324, page 211, said Register's Office.

This is improved property, known as: 1224 Bell 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 17th day of March, 2005 .

Bouaraphanh Inthyvong

Kongpheng Inthyvong

State of TENNESSEE
County of WILLIAMSON

On this 17th day of March, 2005 , before me the undersigned authority, personally appeared **Bouaraphanh Inthyvong and Kongpheng Inthyvong** , 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

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

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: $119,000.00

Affiant

Sworn and subscribed before me this 17th day of March, 2005

Notary Public

My Commission Expires: 11-14-09

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.