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
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W & I Ref: gj Title No: 46999

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/29/06 12:08 2 pgs
Fees:13.00 Taxes:500.61
20060329-0035651

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark A. Strickland Lucy Strickland 4500 Dowdy Drive Antioch, Tennessee 37013	Same as new owner

TAX MAP-PARCEL NUMBERS: 14808018700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,300.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Phay Souksavong and spouse, Lakeo Souksavong, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Mark A. Strickland and wife, Lucy Strickland 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. 45 on the Plan of Hazelwood Section 17 of record in Book 5210, page 30, Register's Office for said County.

Said Lot No. 45 which is a corner lot, fronts 85.00 feet on the southeasterly margin of Zavier Drive and fronts 65.00 feet on the northeasterly margin of Dowdy Drive, said frontages being joined by a curve having a length of 37.82 feet, and extends back 95.22 feet on the northeasterly line and 98.61 feet on the southeasterly line, to a point of intersection.

Being the same property conveyed to Himmakone Chanthavatdy by deed from Calvin Arnold Paul, Jr., and wife, Marlene Kaye Paul of record in Book 7643, page 608, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8054, page 790, said Register's Office, Himmakone Chanthavatdy, an unmarried man conveyed his interest in subject property to Phay Souksavong and wife, Lakeo Souksavong.

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 5210 Page 30, said Register's Office, which Plan shows a 15 foot minimum building setback line from Xavier Drive and a 10 foot easement for public utility and drainage purposes along the southeasterly line(s) of said lot and a 30 foot minimum setback line from Dowdy Drive..

This is improved property, known as: 4620 Xavier 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 10th day of March, 2006 .

Phay ~~Souksavong~~ Lakeo Souksavong

Lakeo Souksavong

State of TENNESSEEE
County of WILLIAMSON

On this 10th day of March, 2006 , before me the undersigned authority, personally appeared **Phay Souksavong and Lakeo Souksavong** , 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 MAY 23, 2009

My Commission Expires: _____

Deborah Gail Johnson
Notary

State of TENNESSEEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $135,300.00

David Webber
Affiant

Sworn and subscribed before me this 10th day of March, 2006.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

My Commission Expires: 9/30/06

Notary Public

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