Davidson County DEEDWARR
Recvd: 04/25/06 13:27 2 pgs
Fees:13.00 Taxes:447.70

20060425-0047192

Name and Address of New Owner:

Phimphone Dunseith
5170 Hickory Hollow Pkwy Unit 602
Antioch TN 37013

Send Tax Bills To:

Same

Prepared by:

Southeast Title
555 Marriott Dr., S-170
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $121,000.00

Affiant

Subscribed and sworn to before me on 02/17/06.

Notary Public

My Commission Expires: 5/30/07

Map & Parcel No.
163.05-0B 110.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Everett A. Hall, unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Phimphone Dunseith, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 110 on the Plat of Mill Park, Phase III, as recorded in Instrument No.: 20021015-0126630, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Grantor by Warranty Deed of record in Instrument No.: 20031209-0176547, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 5170 Hickory Hollow Pkwy Unit 602, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 02/17/06.

Everett A. Hallerby, atty in fact
Everett A. Hall, unmarried Wendy Charles

_____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Everett A. Hall, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this the _____ day of _____, 2005.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Wendy Charles to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Everett A. Hall and acknowledged that she executed the same as the free act and deed of the said Everett A. Hall.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of February, 2006.

_____
Notary Public