BOX 13
11763

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/06/06 10:21 2 pgs
Fees:13.00 Taxes:675.25
20060706-0080671

W & I Ref:(gj) Title No: 47958
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Roderic L Armstrong 3741 Seasons Drive Antioch, Tennessee 37013	Countrywide Home Loans 3011 Armory Dr., Ste 120 Nashville, TN. 37204

TAX MAP-PARCEL NUMBERS: 150120A07700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$182,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Viroot Pongsavath and spouse, Manivanh Pongsavath**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roderic L Armstrong** *unmarried 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. 738 on the Plan of Phase IV Somerset of record in Book 7900, pages 978 and 979, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Viroot Pongsavath and wife, Manivanh Pongsavath by deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Book 10417, page 631, Register's Office for Davidson County, Tennessee.

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 7900, Page 978 and 979, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 7619, page 647, Book 7657, page 583, Book 7675, page 923, Book 8708, page 630, Book 10404, page 641, Doc. NO. 20060405-0039162, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 3741 Seasons 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 30th day of June, 2006.

Viroot Pongsavath

Manivanh Pongsavath

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2006 , before me the undersigned authority, personally appeared Viroot Pongsavath Manivanh Pongsavath , 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: _____

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

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 $182,500.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2006

Notary Public

My Commission Expires: 7-25-09

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County