WARRANTY DEED

ALL-STAR TITLE
SUITE
NASHVILLE, TN
PH 615 883 5883
FAX 615 883 7543

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$139,900.00.**

Affiant

Subscribed and sworn to before me this the 13th day of July, 2006.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chanhpheng Siharath	**SAME AS NEW OWNER**	14808018200
4623 Xavier Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Vongphakone Bounphasaysonh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chanhpheng Siharath, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 40 on the Plan of Hazelwood, Section 17 of record in Book 5210, page 30, Register's Office for said County.

Said Lot No. 40 fronts 65.17 feet on the southeasterly margin of Xavier Drive and extends back 149.87 feet on the northeasterly line and 125.87 feet on the southwesterly line to a broken line in the rear, measuring 123.24 feet thereon.

Being the same property conveyed to Vongphakone Bounphasaysonh, by Quit Claim Deed from Bounnoy Bounphasaysohn, dated 09/07/05, of record in Instrument Number 20050922011396l, Register's Office for Davidson County, TN.

Also being the same property conveyed to Bounnoy Bounphasaysonh and spouse, Vongphakone Bounphasaysonh, by Deed from Visasack Souksavong and spouse, Khanthaly Souksavong, dated 08/27/04 of record in Instrument Number 200409030107126, Register's Office for Davidson County, TN.

This is improved property, known as **4623 Xavier Drive, Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **13th** day of **July, 2006.**

Vongphakone Bounphasaysonh

Davidson County DEEDWARR
Recvd: 07/21/06 13:35 2 pgs
Fees:13.00 Taxes:517.63

20060721-0088318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Vongphakone Bounphasaysonh,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **July, 2006.**

Notary Public

My Commission Expires:

