PREPARED BY (AND RETURN TO):

BOX 13
12155

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W & I Ref: _gj__ Title No: 48218

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/15/06 15:00 2 pgs
Fees:13.00 Taxes:454.73
20060915-0114702

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gloria A. Prieto 4574 Artelia Drive Antioch, Tennessee 37013	New Owner

TAX MAP-PARCEL NUMBERS: ~~148080099000~~ 148-8-33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$122,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Desa Saiyasak and spouse, Pheng Saiyasak**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gloria A. Prieto** *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. 31 on the Plan of Section One Oakwood Terrace of record in Book 4460, Pages 54 and 55, Register's Office for said County.

Said Lot No. 31 fronts 60.0 feet on the easterly margin of Artelia Drive and extends back 150.40 feet on the northerly line and 147.00 feet on the southerly line to a broken line in the rear, measuring 64.64 feet thereon.

Being the same property conveyed to Desa Saiyasak and wife, Pheng Saiyasak by deed from William W. Dickinson, a single person, of record in Book 6476, page 707, 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 4460 Pages 54 and 55, said Register's Office, which Plan shows a 30 foot minimum building setback line from Artelia Drive and a 10 foot easement for public utility and drainage purposes along the broken rear line(s).

This is improved property, known as: 4574 Artelia 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 11th day of September, 2006 .

Desa Saiyasak

Pheng Saiyasak

State of TENNESSEE

County of DAVIDSON

On this 11th day of September, 2006 , before me the undersigned authority, personally appeared **Desa Saiyasak and Pheng Saiyasak** , 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: _____

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: $122,900.00

Affiant

Sworn and subscribed before me this 11th day of September, 2006

My Commission Expires: 7/25/09

Notary Public

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