BOX 13
12991

Send Tax Statements To:
~~New Owner's~~ SunTrust Mortgage, Inc
201 Fourth Av N/7th FL
Nashville, TN 37219

This Instrument Prepared By:
TRI-STAR TITLE CO., LLC
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owners:
Zoila E. Taracena
212 Flora Maxwell Road
Nashville, TN 37211

From Information Furnished By
The Parties

Map 147-08, Parcel 237.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

WARRANTY DEED

* AND PHOUTHASONE PHANTAKOU, EACH UNMARRIED

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SOY PHANTAKOU**,* has this day bargained and sold and does hereby transfer and convey unto **ZOILA E. TARACENA,** unmarried, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section 4, Beverly Heights, of record in Book 5200, page 263, Register's Office for said County.
Said Lot No. 62 fronts 51.46 feet on the southeasterly margin of Flora Maxwell Road and extends back 105.50 feet on the northeasterly line and 98.37 feet on the southwesterly line to a dead line in the rear, measuring 75.77 feet thereon.

BEING the same property conveyed to Vanhna Chamleunsouk and Soy Phantakou, each holding a one-half undivided interest, by deed form Mary Alice Sorg, unmarried, dated November 5, 1999, appearing of record in Book 11740, page 917, of the Register's Office of Davidson County, Tennessee. The said Vanhna Chamleunsouk is now deceased and according to the terms of her Last Will and Testament filed of record on August 25, 2004 with Richard R. Rooker, Clerk for Probate Court of Davidson County, Tennessee, she devised her one-half undivided interest that she had in the said property to Phouthasone Phantakou.

THIS conveyance is subject to restrictive covenants or record in Book 5626, page 220, any and all matters of record in Plat Book 5200, page 263, including but not limited to restrictive covenants, easements and any other matters of record in said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that she is lawfully seized and possessed of said parcel of real estate, and that she has a good right to convey the same and that it is unencumbered except the 2007 property taxes which are being prorated and assumed by Grantee.

The undersigned further covenants and binds herself, her heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Davidson County DEEDWARR
Recvd: 03/27/07 15:06 2 pgs
Fees:13.00 Taxes:323.75
20070327-0036683

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 15th day of March, 2007.

SOY PHANTAKOU

PHOUTHASONE PHANTAKOU

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **SOY PHANTAKOU AND PHOUTHASONE PHANTAKOU,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 15th day of March, 2007.

HEATHER L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 4-22-07

NOTARY PUBLIC

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 15th day of March, 2007.

NOTARY PUBLIC

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