27-A 4 3

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 48616
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/03/07 10:04 2 pgs
Fees:13.00 Taxes:532.80
20070503-0052948

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jermaine Oats 3453 Calais Circle Antioch, Tennessee 37013	Countywide Home Loans, Inc. dba America's Wholesale Lender 750 Old Hickory Blvd., #180 Brentwood, TN. 37027

TAX MAP-PARCEL NUMBERS: 150090A15800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$144,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Oudomxay Souvannarath and spouse, Chanthay Souvannarath**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jermaine Oats*** 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:**

*and wife, Tawanna Bridges

Land in Davidson County, Tennessee, being Lot No. 342 on the Plan of Forest View Park, Section 10, Phase 2 of record in Book 7900, page 720, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oudomxay Souvannarath and wife, Chanthay Souvannarath by deed from Valerie A. McAnally and husband, James F. McAnally of record in Doc. No. 20010403-0032187, 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 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 720, 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 7079, page 472, Book 7235, page 411, Book 8550, page 755, Book 9029, page 978, Book 9029, page 983, 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: 3453 Calais Circle, 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 25th day of April, 2007.

Oudomxay Souvannarath

Chanthay Souvannarath

State of TENNESSEE

County of WILLIAMSON

On this 25th day of April, 2007 , before me the undersigned authority, personally appeared Oudomxay Souvannarath and Chanthay Souvannarath , 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 WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $144,000.00

Affiant

Sworn and subscribed before me this the 25th day of April, 2007

My Commission Expires: 04/05/09

Notary Public

MARK W. KILPATRICK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY