Box 34

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070260

Davidson County DEEDWARR
Recvd: 06/04/07 09:04 2 pgs
Fees:13.00 Taxes:592.00
20070604-0065698

**Send Tax Bills To:**
NEW OWNER

**New Owner is:**
PHOMMACHACK PHATHANAK, ETUX
5032 Streamfield Pass
Antioch, TN 37013

MAP: 149-10-0

PARCEL: 094.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gaston Nduwimana and wife, Geovanic Nibogora**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Phommachack Phathanak and wife, Somsamone Phathanak**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5032 Streamfield Pass, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 23 on the Plan of Hunter's Run, Section Three, of record in Plat Book 9700, page 684, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Gaston Nduwimana and Geovanic Nibogara, husband and wife, from Christiana Bank & Trust Company, as Owner Trustee of the Security National Funding Trust by Deed dated April 3, 2007 and recorded on April 26, 2007 in Instrument No. 20070426-0050040, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

GN, GN
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31 day of May, 2007.

GRANTOR(S):

**GASTON NDUWIMANA**

**GEOVANIC NIBOGORA**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Gaston Nduwimana and Geovanic Nibogora,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 31 day of May, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My Commission Expires: 1/23/2010

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 31 day of MAY, 2007.

LYNDA KAYE JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**NOTARY PUBLIC**
My commission expires: 1/23/2010