PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/05/07 11:08 2 pgs
Fees:13.00 Taxes:438.45
20070605-0066900

W & I Ref:(__gj_) Title No: 48658
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John S. Thompson Angela G. Thompson 4604 General Lowrey Dr. Nashville, Tennessee 37215-4314	COUNTRYWIDE MORTGAGE VENTURES, LLC dba COMMERCE UNION MORTGAGE 2021 N. GALLATIN ROAD, SUITE 280 MADISON, TN 37115

TAX MAP-PARCEL NUMBERS: 11907015800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$118,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sonny Abouaravong, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John S. Thompson and spouse, Angela G. Thompson** 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. 29 on the Plan of Rosewood Estates, Section Two of record in book 4955, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sonny Abouaravong and wife, Souksaleum Abouaravong, by deed from Richard R. DeSimone, unmarried of record in Book 10178, page 564, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20050624-0073001, Register's Office for Davidson County, Tennessee, subject property was conveyed to Sonny Abouaravong.

Souksaleum Abouaravong spouse of Sonny Abouaravong joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

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 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4955 Page 125, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

This is improved property, known as: 42 Whitsett Road, Nashville, Tennessee 37210

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 May, 2007.

Sonny Abouaravong

Souksaleum Abouaravong

State of TENNESSEE
County of DAVIDSON

On this 25th day of May, 2007 , before me the undersigned authority, personally appeared Sonny Abouaravong and Souksaleum Abouaravong, 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.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

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 $118,500.00

Affiant

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

Notary Public

My Commission Expires: 11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY