THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1161

Return to
STATEWIDE TITLE & ESCROW
[illegible] CUPE LANE
MADISON, TN 37115
Tax Bills Sent to Grantee

Property Address: 4908 Ottenville Ave., Antioch, TN 37013 Map/Parcel 163-00-0-016.00

Davidson County DEEDWARR
Recvd: 07/03/07 09:52 2 pgs
Fees:13.00 Taxes:555.00
20070703-0079249

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties, Inc.**, existing under the laws of State of Tennessee, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Inpharaksa Phoungeun and Vatsana Vannaraj, Both Unmarried,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson**, State of Tennessee, to-wit:

**Land in Davidson County, Tennessee being Lot No. 35 on the Plan of Shields Antioch Lands, of record in Book 57, Page 111, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 35 fronts one hundred feet on Ottenville Avenue and extends back between parallel lines 178 feet.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Briley Robinson Devisee of Dock Robinson, dated November 30, 2006, and recorded December 22, 2006, in the Register of Deeds for the City of Antioch, County of Davidson, as Document No. 200612220158616.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantees, their successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 30th day of May, 2007.

CHRISTIAN PROPERTIES, INC.

By: Van E. Christian, II, President

By: _____

STATE OF TENNESSEE
CITY OF ANTIOCH, COUNTY OF DAVIDSON

On this the 30th day of May, 2007, before me, Spencer R. Talbott, the undersigned officer, personally appeared Van E. Christian, II of Christian Properties, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission expires: 1-23-2011

NEW OWNER + TAX BILLS TO:
**Grantees' Name, Address, Phone:**
Inpharaksa Phoungeun and Vatsana Vannaraj
4908 Ottenville Ave
Antioch, TN 37013

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

LISA MARIE VASKE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 30 day of May, 2007.

Notary Public
My Commission expires: 3/21/2011