# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Phon Kamphouthasak | First Tennessee Bank | Map 135 |
| 1324 Gannett Peak Lane | P. O. Box 809 | Group 14-0-A |
| Antioch, TN 37013 | Memphis, TN 38101 | Parcel 244.00-CO |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Mary Jane Popp, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Phon Kamphouthasak and April Maniphonh**, husband and wife as tenants by the entireties, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 244, on the Plan of Pinnacle Point Subdivision, Phase Five, of record in Plat Book 8250, Page 842, and amended in Book 11114, Page 958, and as corrected by Surveyor's Certificate of Correction of record in Book 11408, Page 962, 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 Lawrence J. Popp and wife, Mary Jane Popp, by deed from Kevin M. Crawford and wife, Jennifer A. Crawford, of record in Instrument 20011112-0123685, said Register's Office. The said Lawrence J. Popp now being deceased.

This conveyance is subject to: (1) Easements and Setback Lines as set out per plat book 8250, page 842, Book 1114, page 958, and Book 11408, page 962, said Register's Office. (2) Sanitary Sewer Easement of record in Book 7097, page 158, and Book 11201, page 757, said Register's Office, (3) Storm Water Detention Agreement of record in Book 10752, page 463, said Register's Office, (4) Water Main Easement of record in Book 11201, page 733, said Register's Office and (4) Charter for Homeowner's Association of record in Book 7058, page 234, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictive Covenants and By-Laws of record in Book 6405, page 169, Book 7032, page 733, Book 7067, page 739, Book 10097, page 390, Book 7065, page 959, Instrument 20010504-0046047, Instrument 20010504-0046048, and Book 7032, page 761, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1324 Gannett Peak Lane, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of July, 2007.

Mary Jane Popp

Davidson County DEEDWARR
Recvd: 07/27/07 15:50 2 pgs
Fees:13.00 Taxes:588.30

20070727-0089714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jane Popp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2007.

My Commission Expires: 11-22-10

Notary Public

