WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-KWR-07-4636

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa C. Bell	Countrywide Home Loans, Inc.	
4636 Artelia Drive (ADDRESS)	2021 N Gallatin Road, Suite 280 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	148-12-183

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we UBONBANE DOUANGKESONE,* [redacted] MARRIED, AND FRANCIS BOUNLAN PHOUVIENG, AKA FRANCIS B. DOUANGKESONE, MARRIED,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA C. BELL, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

and wife Christina Douangkesone

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 171, HAZELWOOD, SECTION 9, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4300, PAGE 50, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE SAID FRANCIS B. DOUANGKENSON AKA FRANCIS BOUNLAN PHOUVIENG.

BEING THE SAME PROPERTY CONVEYED TO UBONBANE DOUANGKESONE, UNMARRIED AND FRANCIS B. DOUANGKESONE, UNMARRIED BY WARRANTY DEED FROM RONALD D. CORNWELL AND WIFE, DEBRA S. CORNWELL, RECORDED ON THE 1ST DAY OF JULY, 1999 IN DEED BOOK 11554, PAGE 539, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 4300, PAGE 50; BOOK 4418, PAGE 729; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

**Francis Bounlan Phouvieng AKA Francis B. Douangkesone has not lived in this property as her principal residence.

unimproved ( )

This is improved (X) property, known as 4636 Artelia Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/23/07 10:18 2 pgs
Fees:13.00 Taxes:444.00

20070823-0100752

Witness my/our hand(s) this 17th day of August, 2007.

Ubonbane Douangkesone

Francis Bounlan Phouvieng

Christina Douangkesone

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ubonbane Douangkesone and Francis Bounlan Phouvieng and Christina Douangkesone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of August, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903