PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090056398 DEEDWARR
Recvd: 08/18/09 13:18 2 pgs
Fees:13.00 Taxes:356.68
20090818-0077673

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50161
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin Lynn Winslett 605 Hickory Glade Court Antioch, Tennessee 37013	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 162010CO44000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$96,400.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Insaveng Chayavong, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Lynn Winslett, unmarried** 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 Unit No. 44 on the Plan of Hickory Glade, Phase 2 of record in Book 6250, pages 888 and 889 amended in Book 6900, page 41, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Insaveng Chayavong by warranty deed from Barbara C. Rodriguez, unmarried, dated August 12, 2005 and recorded on August 16, 2005 of record in Doc. No. 20050816-0097084, Register's Office for Davidson County, Tennessee.

Khamphoui Manyseng, spouse of Insaveng Chayavong, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Pages 888 and 889 amended in Book 6900, page 41, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6824, page 929, re-recorded in Book 6898, page 896, amended in Book 6824, page 952, re-recorded in Book 6998, page 919, Book 6898, page 920, Book 6957, page 473, Book 6878, page 390, Book 7959, page 869, Book 10697, page 182, Doc. No. 20031323-0182416, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 605 Hickory Glade Court, Antioch, Tennessee 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 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 6th day of August, 2009.

Insaveng Chayavong **Khamphoui Manyseng**

State of TENNESSEE
County of DAVIDSON

On this 6th day of August, 2009 , before me the undersigned authority, personally appeared Insaveng Chayavong and Khamphoui Manyseng, 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 M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

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 $96,400.00

Affiant

Sworn and subscribed before me this the 6th day of August, 2009

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public