PROPERTY TAX INFORMATION:

OWNER: Ka Nathongbo
Som Nathongbo
3361 Calais Circle
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

SEND TAX BILLS TO: Same

Map/Group: 150-9-A
Parcel: 40.00

Davidson County DEEDWARR
Recvd: 07/22/02 09:57 2pgs
Fees:13.00 Taxes:510.60

20020722-0087543

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, we the undersigned, **Prasert Sarawan and wife, Sengkeo Sarawan**, has bargained and sold and does hereby transfer and convey unto **Ka Nathongbo and wife, Som Nathongbo,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 2DX-08140 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 194 on the Plan of Forest View Park, Section VII of record in Plat Book 6900, Page 162, 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 Prasert Sarawan and wife, Sengkeo Sarawan, by deed dated 07/12/89, from Fox Ridge Homes, Inc., of record in Book 7890, Page 962, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

We, the undersigned, covenants with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered, except by lien of the 2002 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

We, the undersigned further covenants and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 18th day of July, 2002.

Prasert Sarawan

Sengkeo Sarawan

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 18th day of July, 2002, before me personally appeared Prasert Sarawan and wife, Sengkeo Sarawan, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

My Commission Expires: 12-19-04

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 138,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KA NATTHONGBO
AFFIANT

Sworn to and subscribed before me, on this 18th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 12-19-04