PROPERTY TAX INFORMATION:

OWNER: One Saengsavangsak
Somphet Saengsavangsak
29 Lutie Street
Nashville, TN 37210

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

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

Map/Group: 119-06
Parcel: 335

Davidson County DEEDWARR
Recvd: 08/12/03 13:51 2pgs
Fees:13.00 Taxes:307.10
20030812-0115338

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, I the undersigned, **Kitanh Chanthavong**, have bargained and sold and does hereby transfer and convey unto **One Saengsavangsak and wife, Somphet Saengsavangsak,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 6DA-14206 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEING Lot No. 1, on the Plan of Rosewood Estates - Section 3, according to plan of record in Book 5210, page 1, in the Register's Office of Davidson County, Tennessee. Said Lot No. 1 is located on the northwest corner of the intersection of Lutie Street and Lutie Drive, fronting 111.25 along the northerly margin of Lutie Street and fronting 65.0' along the westerly margin of Lutie Drive, with a curve between two lines measuring 41.16' in length, said lot having a northerly line measuring 121.21' and a westerly line measuring 94.94'.

Being the same property conveyed to Kitanh Chanthavong by deed dated 11/03/00, from Moreland Ray Scales, of record in Instrument No. 20001103-0109626, Register's Office of Davidson County, Tennessee. For further source of title see Deed Book 11054, page 165, in said Register's Office.

This is improved property at 34 A & B Lutie Street, Nashville, TN 37210.

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.

I, the undersigned, covenants with the said Grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered, except by lien of the 2003 property taxes which are not due, and 2002 property taxes which have been prorated between the parties and paid.

The undersigned further covenants and binds himself, his 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 Grantor to the Grantees upon delivery of this deed.

WITNESS MY HAND, this the 8th day of August, 2003.

Kitanh Chanthavong

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 8th day of August, 2003, before me personally appeared Kitanh Chanthavong, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

Notary Public At Large
RUTHERFORD COUNTY, TN

My Commission Expires: 04-19-04

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 $ 83,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 8th day of August, 2003.

NOTARY PUBLIC

Notary Public At Large
RUTHERFORD COUNTY, TN

My Commission Expires: 04-19-04