PROPERTY TAX INFORMATION:

OWNER: Kham Xagkosee
Soda Rattanavong
512 Lutie Ct.
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: 119-6
Parcel: 320

Davidson County DEEDWARR
Recvd: 08/25/04 11:08 2pgs
Fees:13.00 Taxes:325.60
20040825-0102751

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, **Bounpheng Bounrisavong, unmarried Linda Bounrisavong, unmarried,** have bargained and sold and does hereby transfer and convey unto **Kham Xagkosee, an unmarried person and Soda Rattanavong, an unmarried person,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 6DA-14403 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEING all of Lot No. 16, Rosewood Estates, Section 3, as shown by plat and survey of record in Plat Book 5210, Page 1, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property in which one-half interest is conveyed to Linda Bounrisavong by Quitclaim Deed from Bounpheng Bounrisavong, of record in Instrument No. 20040106-0002018, dated 1/6/04, Register's Office for Davidson County, Tennessee. For further reference see Quitclaim Deed to Bounpheng Bounrisavong pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee and styled Bounpheng Bounrisavong vs. Chanh Bounrisavong, Docket Number 03D-1279 of record in Instrument No. 20031211-0177619. Also see Quitclaim Deed to Bounpheng Bounrisavong and Chanh Bounrisavong of record in Book 11076, Page 235, all of Record in Register's Office for 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 2004 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 17th day of August, 2004.

Bounpheng Bounrisavong

Linda Bounrisavong

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 17th day of August, 2004, before me personally appeared Bounpheng Bounrisavong and wife, Linda Bounrisavong, 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.

JACK EVANS GRISTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06-22-08

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 $ 88,000.00, 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 17th day of August, 2004.

JACK EVANS GRISTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06-22-08

/G3686