PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: gj Title No: 46219

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/06/05 12:29 2 pgs
Fees:13.00 Taxes:364.45
20050406-0037877

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Edward Lado Emilia Gira 106 Oriel Avenue Nashville, Tennessee 37210	SAME

TAX MAP-PARCEL NUMBERS: 119-2-167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$98,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Bouaninh Chayavon , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward Lado and Emilia Gira, joint tenants with right of survivorship** 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 Lot No. 58 on the Map of Subdivision of Lots No. 7, 8, 9, 10 and parts of Lots 6, 11, 12, 13, Cumberland Nurseries, as of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 68 fronts 50 feet on the northerly side of Oriel Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bouaninh Chayavon and Souri J. Chayavon, as tenants in common by deed of Record in Book 7749, page 3552, Register's Office for Davidson County, Tennessee. Souri J. Chayavon has since conveyed all of her interest in subject property to Bouaninh Chayavon by Quitclaim Deed of Record in Book 9238, page 942, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; Subject to the matters setout in The Plan, with Owner's Certificate, of record in Plat Book 332 Page 36, said Register's Office.

This is improved property, known as: 106 Oriel Avenue, Nashville, Tennessee 37210

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 31st day of March, 2005 .

Bouaninh Chayavon

Bouaninh Chayavon

State of TENNESSEE
County of WILLIAMSON

On this 31st day of March, 2005, before me the undersigned authority, personally appeared **Bouaninh Chayavon**, 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: _____

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah Gail Johnson
Notary

State of TENNESSEE
County of WILLIAMSON

My Commission Expires MAY 29, 2005

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $98,500.00

Maria Garza
Affiant

Sworn and subscribed before me this 31st day of March, 2005

My Commission Expires: 2/15/09

Notary Public

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.