PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of September, 2005, by and between MARK RODRIGUEZ and JUDY RODRIGUEZ, HUSBAND AND WIFE, hereinafter called Grantors, and VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, MARRIED, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARK RODRIGUEZ and JUDY RODRIGUEZ, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, MARRIED, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1307 LISCHEY AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

The prior deed spelled the Grantors' names as 'Rodriquez', which was incorrect. The correct spelling is 'Rodriguez'.

WITNESS the hands and seals of the Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 09/26/05 11:23 3 pgs
Fees:18.00 Taxes:266.40
20050926-0115232

MARK RODRIGUEZ
Signature of Seller

JUDY RODRIGUEZ
Signature of Seller
by her attny in fact

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF ~~&COUNTY~~ Davidson)

Personally appeared before me, a Notary Public of said County and State, MARK RODRIGUEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2005.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of **September, 2005** before me personally appeared MARK RODRIGUEZ, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JUDY RODRIGUEZ, and acknowledged that he/she executed the same as the free act and deed of said JUDY RODRIGUEZ, PURSUANT TO LIMITED POWER OF ATTORNEY TO SELL REAL ESTATE, OF RECORD IN _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Witness my hand, at Madison, Tennessee, this 22 day of **September, 2005.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

VANNA DEJVONGSA and SOUPHANTHANA P. DEJVONGSA, MARRIED
1108 Paradise Drive
Greenbrier, Tn 37073

Property Address:

1307 LISCHEY AVENUE, NASHVILLE, TN 37206

Person Responsible for Taxes:

AMERICAN HOME MORTGAGE ACCEPTANCE, INC.
520 BROADHOLLOW RD., MELVILLE, NY 11747

Map & Parcel #: MAP 71-15, PARCEL 257

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$72000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22 day of **September, 2005.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

05-7693

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Joe Brown Estates, of record in Book 843, Page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the easterly margin of Lischey Avenue, and extends back between parallel lines 165.0 feet to a dead line.

Being a portion of the same property conveyed to MARK RODRIQUEZ AND WIFE, JUDY RODRIQUEZ, by Warranty Deed from LUTHER & MARTHA JO CLEMONS, of record in Book 10726, Page 554, Register's Office for DAVIDSON County, Tennessee. MARK RODRIQUEZ AND WIFE, JUDY RODRIQUEZ, are one and the same persons as MARK RODRIGUEZ and JUDY RODRIGUEZ, HUSBAND AND WIFE.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 71-15, PARCEL 257).

2. All matters as set forth on the Plat of Subdivision of the Joe Brown Estate, of record in Plat Book 21, page 141, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Joint Driveway Statement for Lots 4 and 5, of record in Book 5850, page 413, Register's Office for Davidson County, Tennessee.