Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: gj_ Title No: 46768

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/06/05 13:10 2 pgs
Fees:13.00 Taxes:296.00

20051206-0146757

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sidney Ryan Shiao Pat P. Shiao 873 Oakwood Terrace Drive Antioch, Tennessee 37013	SAME

TAX MAP-PARCEL NUMBERS: 119-06-319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$80,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Lordkeo Sinthavong , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sidney Ryan Shiao and spouse, Pat P. Shiao** 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. 17 on the Plan of Rosewood Estates, Section Three, of record in Book 5210, page 1, Register's Office for said County.

Said Lot No. 17 fronts 45.58 feet on the easterly margin of the cul-de-sac at the terminus of Lutie Court and extends back 175.64 feet on the broken northwesterly lien and 110.65 feet on the southerly line to a dead line in the rear, measuring 165.00 feet thereon.

Being the same property conveyed to Lordkeo Sinthavong by deed from Robert C. Brannon and David M. Cooper and Shirley Cooper of record in Book 9519, page 692, Register' 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 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 1, said Register's Office, which Plan shows a 30 foot minimum building setback line from Lutie Court, and 10 foot easement for public utility and drainage purposes along the rear line(s) Restrictions of record in Book 5176, page 649, rerecorded in Book 5264, page 398, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 508 & 510 Lutie Court, 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 2nd day of December, 2005 .

Lordkeo Sinthavong

State of TENNESSEE
County of DAVIDSON

On this 2nd day of December, 2005 , before me the undersigned authority, personally appeared **Lordkeo Sinthavong** , 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $80,000.00

Affiant

Sworn and subscribed before me this 2nd day of December, 2005

My Commission Expires: _____

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary Public