WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Eah Channakhone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/31/07

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/24/06 12:55 2 pgs
Fees:13.00 Taxes:414.40
20060124-0009137

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eah Channakhone	Elite Home Loans, Inc.	Map 133
4500 Packard Drive	109 Westpark Dr., Suite 260	Group 6
Nashville, TN 37211	Brentwood, TN 37027	Parcel 2

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kurt J. Steckel and wife, Betty J. Steckel

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Eah Channakhone and wife, Souksaifone Channakhone

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 206, on the Plan of Sunrise Heights Addition, of record in Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kurt J. Steckel and wife, Betty J. Steckel by deed from Betty A. Carter, unmarried, of record in Instrument 20010502-0044919, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 2, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 206 Raymond Street, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of January, 2006.

Kurt J. Steckel

Betty J. Steckel

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kurt J. Steckel and wife, Betty J. Steckel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2006.

My Commission Expires: 3/3/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.