WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/06 10:10 2 pgs
Fees:13.00 Taxes:358.90
20060217-0019213

State of Tennessee
County of ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$97,000.00**.

Pheng Phanomphone
Affiant

Subscribed and sworn to before me, this ~~the 15th~~ day of February, 2006.

Danny L. Smith
Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

DANNY L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Pheng Phanomphone	**SAME**	**11906034700**
21 A & B Lutie Street	Same	
Nashville, TN 37210	Same	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thavatxay Chitpanya and Vilayvone Chitpanya, As Tenants by the Entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pheng Phanomphone, unmarried

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:

Described land situated in Nashville, Davidson County, Tennessee, being Lot No. 47 on the Plan of Rosewood Estates, Section Two, of record in Plat Book 4955, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thavatxay Chitpanya and Vilayvone Chitpanya as Tenants by the Entirety, by Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. dated 08/30/91, of record in Book 8439, page 143, Register's Office for Davidson County, TN.

This is improved (__x__) Unimproved (____) property, known as **21 A & B Lutie Street, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **15th** day of **February, 2006.**

Thavatxay Chitpanya

Thavatxay Chitpanya

Vilayvone Chitpanya

Vilayvone Chitpanya

All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-[illegible] (615) 883-[illegible]

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, a Notary Public of said County and State, **Thavatxay Chitpanya and Vilayvone Chitpanya, As Tenants by the Entirety,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **February, 2006.**

Notary Public

My Commission ~~Expires~~: 5/20/06

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY