This instrument prepared by and return to:

FEARNLEY & CALIFF, PLLC
565 Marriott Drive, Ste 850
NASHVILLE, TN 37210

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of February, 2006, by and between **Marty Penix ½ intrest and Veda and Gary Howard ½ intrest,** party of the first part, and **Curtis Chiochanyont and Jada Chiochanyont, ,** party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No.. 33, on the plan of Donelson Heights, as shown on plat of record in Plat Book 1424, Page 35, dated May 24, 1997, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Previously being the same property conveyed to Marty Penix 1/2 interest and Veda and Gary Howard 1/2 interest, by virtue of that certain Substitute Trustee Deed Deed dated January 12, 2006, at Instrument No. 20060120-0007927 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book Page easements of record, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Davidson County DEEDWARR
Recvd: 04/17/06 09:38 2 pgs
Fees:13.00 Taxes:543.90
20060417-0043055

WITNESS the signature of the party of the first part the day and year first above written.

Owner Agent

Marty Penix
Marty Penix

Veda Howard
Veda Howard

Gary Howard

Marty Penix , Veda Howard , Gary Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared ~~Ted Ax Archie~~ the within named bargain or, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of February, 2006.

Memorie K. White
NOTARY PUBLIC

My Commission Expires: September 19, 2009

Property Owner & Address : Curtis Chiochanyont and Jada Chiochanyont

2803 Surrey Rd

NAshville, TN 37214

Tax Parcel No.: 095-05-0-A-059.00

Curtis Chiochanyont and Jada Chiochanyont

Property Address: 2803 Surrey Road
Nashville, TN 37214

MAIL TAX BILLS TO: Curtis Chiochanyont and Jada Chiochanyont

2803 Surrey Rd

Nashville ,TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $147,000 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

[redacted]
AFFIANT

SUBSCRIBED AND SWORN TO before me this27th day of February, 2006.

Memorie K. White
NOTARY PUBLIC