WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Thok Chaleunsak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2006

Jamie Crutchfield
Notary Public:

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

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:
Thok Chaleunsak	Guaranty Trust Company	Map 162
88 Tusculum Road	640 Broadmor Blvd., Suite 100	Group 07-0
Antioch, TN 37013	Murfreesboro, TN 37129	Parcel 029.00

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

Nouanpheth Soundara and wife, Keuth Soundara

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

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Antioch Park, Section I, as of record in Book 3600, Page 96, Register's Office of said County.

Said Lot No. 24 fronts 77.71 feet on the northerly margin of Tusculum Road and extends back 114.8 feet on the easterly line and 89.1 feet on the westerly line to a dead line in the rear, measuring 79.3 feet thereon.

Being the same property conveyed to Nouanpheth Soundara and wife, Keuth Soundara by deed from John Q. Spears and Hilda L. Spears, of record in Book 9538, Page 209, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3861, Page 744, said Register's Office.

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 Book 3600, Page 96, 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 88 Tusculum Road, Antioch, TN 37013

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 4th day of May, 2006.

Nouanpheth Soundara

Keuth Soundara

FILE BOX 45

Davidson County DEEDWARR
Recvd: 05/08/06 09:09 2 pgs
Fees:13.00 Taxes:484.70

20060508-0053043

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 Nouanpheth Soundara and wife, Keuth Soundara, 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 4th day of May, 2006.

My Commission Expires: 3/31/07

Notary Public

