Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

PREPARED BY (AND RETURN TO):

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WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(__gj___) Title No: 47957
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/29/06 10:08 2 pgs
Fees:13.00 Taxes:370.00

20060629-0077842

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Parwin Tayyar 73 Jay Street Nashvilleq, Tennessee 37210	LONG BEACH MORTGAGE COMPANY 7887 E. BELLEVIEW AVENUE, SUITE 700 ENGLEWOOD, CO 80111

TAX MAP-PARCEL NUMBERS: 11906017900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$100,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sisong Akhom and spouse, Keophylavanh Akhom**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Parwin Tayyar** 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. 29 on the Plan of Sterling Heights Section Two of record in Book 1424, page 104, Register's Office for said County.

Said Lot No. 29 fronts 80 feet on the southerly margin of Jay Street and extends back between parallel lines 150 feet to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Sisong Akhom, a married man by deed from William Lewis Cothran and wife, Gladys B. Cothran of record in Book 8142, page 732, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8559, page 636, said Register's Office, a tenancy by the entirety was created in Sisong Akhom and wife, Keophylavanh Akhom.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424 Page 104, said Register's Office, which Plan shows a 40 foot minimum building setback line from Jay Street and a a 10 foot easement for public utility purposes along the rear line(s) of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4168, page 880, said Register's Office..

This is improved property, known as: 73 Jay Street, 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 26th day of June, 2006.

Sisong Akhom

Keophylavanh Akhom

State of TENNESSEE
County of DAVIDSON

On this 26th day of June, 2006 , before me the undersigned authority, personally appeared Sisong Akhom and Keophylavanh Akhom , 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.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

Notary

My Commission Expires: MAY 23, 2009

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 $100,000.00

Affiant

Sworn and subscribed before me this the 26th day of June, 2006

THERESA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 4/25/10