BOX 13
11810

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2006

Notary Public:

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

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:
Jose Salvador Bonilla	Volunteer Trust Mortgage Corp.	Map 162
321 Jeri Court	301 South Perimeter Park Dr., Ste. 125	Group 7
Antioch, TN 37013	Nashville, TN 37211	Parcel 170

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

Somchanh Boupharath, unmarried, and Siliphone Phosarath f/k/a Siliphone Boupharath and husband, Sengphet Phosarath

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jose Salvador Bonilla, 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. 6 on the Plan of Subdivision for Whittemore Valley, Section One, of record in Book 6250, Page 39, Register's Office for said County.

Said Lot No. 6 fronts 53.51 feet on the southeasterly margin of Jeri Court and extends back 308.37 feet on the northeasterly line and 241.60 feet on the westerly line to a broken line in the rear, measuring 140.58 feet thereon.

Being the same property conveyed to Somchanh Boupharath and Siliphone Boupharath, both unmarried, by deed from John W. Griffin and wife, Marsha M. Griffin, of record in Book 6756, Page 196, said Register's Office. The said Siliphone Boupharath is now known as Siliphone Phosarath.

This conveyance is subject to Restrictions of record in Book 6243, Page 80, 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 Plat Book 6250, Page 39, said Register's Office; (3) Sanitary Sewer Easement of record in Book 7196, Page 796, said Register's Office.

The said Sengphet Phosarath joins in this conveyance to convey any and all marital interest he may have in said property.

Siliphone Boupharath and Siliphone Phosarath being one in the same person.

Power of Attorney of record in Instrument 20060706-0080769, 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 321 Jeri Court, 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.

Davidson County DEEDWARR
Recvd: 07/06/06 10:52 2 pgs
Fees:13.00 Taxes:444.00



20060706-0080770

Witness our hands this 22nd day of June, 2006.

Somchan Boupharath
Somchanh Boupharath

Sengphet Phosarath
Sengphet Phosarath
Somchan Boupharath

Siliphone Phosarath
Siliphone Phosarath
Somchan Boupharath att-in-fact

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 Somchanh Boupharath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2006.

My Commission Expires: 1/26/08

Notary Public

DAVIDSON COUNTY TENN
ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC

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, Somchanh Boupharath, 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 on behalf of Siliphone Phosarath and Sengphet Phosarath as their Attorney in Fact as the free act and deed of the within named Siliphone Phosarath and Sengphet Phosarath.
Witness my hand and official seal at Nashville, Tennessee, the 22nd day of June, 2006.

My Commission Expires: 1/26/08

Notary Public

DAVIDSON COUNTY TENN
ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC