1st

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 $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2006

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:
Chananel Nakasaka	Countrywide Home Loans, Inc.	Map 134
1000 Wilshire Blvd., Ste. 1600	3011 Armory Dr., Ste. 120	Group 13
Los Angeles, CA 90017	Nashville, TN 37204	Parcel 125

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

Bounhom Saenla, unmarried

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

Chananel Nakasaka, a married person

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:

BEING Lot No. 209, on the Plan of Kenilworth Estates, Section Four, of record in Plat Book 3300, Page 34, 35, and 36, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bounhom Saenla, unmarried, by deed from Khamby Douangvilay and wife, Chome Douangvilay, of record in Instrument 20011025-0116621, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3316, Page 339; Book 3343, Page 293; Book 3346, Page 428, 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 3300, Page 34-36, said Register's Office.

The grantees desire to maintain the property as separate property rather than marital property.

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 4805 Shirmar Drive, Nashville, TN 37211

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 my hand this 16th day of August, 2006.

BOUNHOM SAENLA
Bounhom Saenla

Davidson County DEEDWARR
Recvd: 08/21/06 10:39 2 pgs
Fees:13.00 Taxes:321.90

20060821-0102711

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 Bounhom Saenla, 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 and official seal at Nashville, Tennessee, this 16th day of August, 2006.

My Commission Expires: 03/31/07

Notary Public

