THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03262

Davidson County DEEDWARR
Recvd: 09/05/06 11:24 2 pgs
Fees:13.00 Taxes:500.98
20060905-0109122

Property Address:
404 Lutie Drive, Nashville, TN 37210 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Phonethip Chitpahya**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Indalecio Correa Santa Cruz,** _____, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 9 of Rosewood Estates, Section 3, as of record in Plat Book 5210, Page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Pheuy Chittaphong, dated September 4, 1992, and recorded July 27, 1998, in the Register's Office for Davidson County, Tennessee, in Book 11035, at Page 951.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 31st day of August, 2006.

Phonethip Chitpahya {Seal}
Phonethip Chitpahya

State of TENNESSEE
County of DAVIDSON

On this the 31st day of August, 2006, before me, the undersigned officer, personally appeared Phonethip Chitpahya, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission expires: 7-9-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $135,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 31st of August, 2006.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission expires: 7-9-08

Name of Owner and Property Address:
Indalecio Correa Santa Cruz
404 Lutie Drive
Nashville, TN 37210

Person Or Entity Responsible For Payment Of Taxes:
Indalecio Correa Santa Cruz
404 Lutie Drive
Nashville, TN 37210

Tax Parcel ID#: 119-06-0-327.00