2

**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Robert Souvannarath
4701 Reischa Drive
Nashville, TN 37211
**SEND TAX BILLS TO:**
Bank of America, N.A.
900 West Trade Street
Charlotte, NC 28255

Davidson County DEEDWARR
Recvd: 09/13/06 14:55 2 pgs
Fees:13.00 Taxes:407.00

20060913-0113521

# WARRANTY DEED

(Map 134-13, Parcel 249.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **VANH SANAVONGXAY, unmarried,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **ROBERT SOUVANNARATH and wife, CHRISTINE SOUVANNARATH,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 84 on the Plan of Woodland Hills, Phase I, of record in Plat Book 6900, page 666-669, Register's Office for said County, to which reference is made for a more complete description.
>
> BEING the same property conveyed to Khamphone Sanavongxay and wife, Vanh Sanavongxay, by deed dated February 13, 1997, from W.L. Bainbridge, Inc., of record in Book 10352, page 36, Register's Office for Davidson County, Tennessee. The said Khamphone Sanavongxay died on NOVEMBER 2, 2005, leaving the said Vanh Sanavongxay the sole owner in fee simple as surviving tenant by the entirety.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6900, page 666-669; to restrictive covenants of record in Book 7564, page 404, and Book 7632, page 947; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.
>
> This is improved property known as 4701 Reischa Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2006 real property taxes which will be prorated at closing and assumed by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 31st day of August, 2006.

Vanh Sanavongxay
VANH SANAVONGXAY

By: Tommy Sisomvong, Atty-in-Fact
Tommy Sisomvong, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Sisomvong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of Vanh Sanavongxay, and acknowledged that he executed the same as the free act and deed of the said Vanh Sanavongxay for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. Y, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 31st day of August, 2006.

Sheila K. Reburn
Notary Public

My Commission Expires: 5-25-09

Y 20060913-0113520

(SEAL)

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of August, 2006.

Sheila K. Reburn
Notary Public

My commission expires: 5-25-09

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

File No. 20060121