WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,913.00

Mary R Harris
Affiant

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

Charles Sullivant Jr.
Notary Public:

MY COMMISSION EXPIRES: 9/22/07
(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:
Estela ~~Estela~~ G. Moran	American Home Mortgage	Map 162
312 Garden View Court	538 Broadhollow Road	Group 1
Antioch, TN 37013	Melville, NY 11747	Parcel 109

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

Bouasy Sirivong and wife, Kenkham Sirivong

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Estela ~~Estela~~ **G. Moran**, UNMARRIED AND Maria S. Hernandez, 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:

BEING Lot No. 20, on the Plan of Tusculum Gardens, of record in Plat Book 4660, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Bouasy Sirivong and wife, Kenkham Sirivong by deed from Frank Oster, Trustor, of record in Instrument 20041203-0144305, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4709, Page 48, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4660, Page 35, said Register's Office.

Power of Attorney of record in Instrument 20061002-0121257, 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 312 Garden View 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.

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

Bouasy Sirivong By:
Bouasy Sirivong
By: Phonprachith Sirivong, as
Attorney-in-Fact

Kenkham Sirivong By:
Kenkham Sirivong
By: Phonprachith Sirivong, as
Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 10/02/06 09:43 2 pgs
Fees:13.00 Taxes:476.98

20061002-0121258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Phonprachith Sirivong, 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 Bouasy Sirivong and wife, Kenkham Sirivong as their Attorney in Fact as the free act and deed of the within named Bouasy Sirivong and wife, Kenkham Sirivong.

Witness my hand and official seal at Brentwood, Tennessee the 22nd day of September, 2006.

My Commission Expires: 1/24/09

Notary Public

