This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006100019

Davidson County DEEDWARR
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20061019-0130018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is **$371,900.00**

SABRINA BUTERA STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Sworn to and subscribed before me this 16th day of October, 2006.

Affiant

Notary Public

My Commission Expires: 2.24.09

Address of New Owner:

Pongstorn Jarupat
5953 Hitching Post Lane
Nashville, TN 37211

Send Tax Bills to:

Same

Map-Parcel Numbers:

172140A01300CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Katherine E. Downing and husband, Michael Downing**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pongstorn Jarupat and wife, Raviwan Jarupat**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of WEXFORD DOWNS, SECTION ONE, a Planned Unit Development, of record in Plat Book 9700, Page 308 and 309, and as shown on Boundary Plat in Book 9700, Page 221, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description. Description is the same as the previous deed of record.

Being the same property conveyed to Katherine E. Downing, a married woman by Warranty Deed from Gary A. Harber and wife, Vajcharee P. Harber, recorded on the 25th day of October, 2004 in Instrument No. 20041025-0127733, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: Plan of record in Plat Book 9700, Page 308 and 309, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **5953 Hitching Post Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of October, 2006.

Katherine E Downing

Katherine E. Downing

Michael Downing

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Katherine E. Downing and husband, Michael Downing**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2006.

Notary Public

My Commission Expires:

