Davidson County DEEDWARR
Recvd: 01/03/07 08:32 2 pgs
Fees:13.00 Taxes:327.45

20070103-0000778

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
10579 Cedar Grove Road, Suite 140
Smyrna, TN 37167
06TN03867

WARRANTY DEED

CHERYL M. TRAVERSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$88,500.00

Kim M. Parent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of December, 2006

Cheryl M. Traverse
Notary Public

MY COMMISSION EXPIRES: 1-20-08

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 10579 Cedar Grove Road, Suite 140, Smyrna, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim M. Parent **2105 June Drive** **Nashville, TN 37210**	**Citimortgage, Inc.** **1000 Technology Drive** **O'Fallon, MO 63368-2240**	**119-06-0-187.00**

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,

Saravouth Aranyaphong and husband, Khanthaly Aranyaphong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kim M. Parent, married

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:

Land in Davidson County, Tennessee, BEING Lot No. 32 on the Plan of Sterling Heights, Section Two, of record in Book 1424, page 104. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Saravouth Aranyaphong and wife, Khanthaly Aranyaphong, by Warranty Deed from Elsie D. Harris, unmarried, dated March 26, 1999 and recorded March 29, 1999 in Book 11403, page 768, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **68 Elberta Street, Nashville, TN 37210**

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 29th day of December, 2006.

Saravouth Aranyaphong

Khanthaly Aranyaphong

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 **Saravouth Aranyaphong and husband, Khanthaly Aranyaphong** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 29th day of December, 2006.

Commission Expires: 1-20-08

Cheryl M. Traverse
Notary Public



SP KA

KMD