Davidson County DEEDWARR
Recvd: 11/05/07 14:12 2 pg
Fees:13.00 Taxes:884.30
20071105-0130348

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

Subscribed and sworn to before me this 26th DAY OF October, 2007.

Notary Public

WARRANTY DEED

B-ELAM-07-4320

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafia U. Niazi & Umar F. Niazi	Rafia U. Niazi & Umar F. Niazi	
4320 Cambridge Drive (ADDRESS)	4320 Cambridge Drive (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	151-9-A-167 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAM CHITPAIBOON AND BOUNPHASOUK SUE CHITPAIBOON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAFIA U. NIAZI AND UMAR F. NIAZI, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 167, LONG HUNTER CHASE, PHASE 2, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGES 763 AND 764, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SAM CHITPAIBOON, HUSBAND AND WIFE BOUNPHASOUK SUE CHITPAIBOON BY WARRANTY DEED FROM JCH DEVELOPMENT, INC., RECORDED ON THE 30TH DAY OF DECEMBER, 1999 IN INSTRUMENT NO. 19991230-0308986, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 7900, PAGE 595; BOOK 9430, PAGE 251; BOOK 9534, PAGE 938; BOOK 9433, PAGE 953; BOOK 4446, PAGE 423; BOOK 4535, PAGE 351; BOOK 2338, PAGE 466; BOOK 9988, PAGE 821; BOOK 8197, PAGE 288; BOOK 9988, PAGE 793; BOOK 9661, PAGE 919; BOOK 9432, PAGE 792, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4320 Cambridge Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 26th day of October, 2007.

Sam Chitpaiboon

Bounphasouk Sue Chitpaiboon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam Chitpaiboon and Bounphasouk Sue Chitpaiboon, the within named bargainor, 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, this the 26th day of October, 2007.

CHRISTINE L. UNDUE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires November 21, 2010

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903