PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(__gj___) Title No: 49091
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/11/07 13:54 2 pgs
Fees:13.00 Taxes:111.00
20071211-0142949

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amone Sourinhavong 24 A Lutie Street Nashville, Tennessee 37210	SAME

TAX MAP-PARCEL NUMBERS: 11906031600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$30,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thong Souk Siharath , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amone Sourinhavong** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Rosewood Estates, Section Three of record in Book 5210, page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mong Siharath by deed from Sivilay Chanthaseng and wife, Bounhieng Chanthaseng, dated June 28, 1993 and recorded on June 29, 1993 of record in Book 8997, page 537, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10553, page 98, said Register's Office, dated August 1, 1997 and recorded on August 1, 1997, Mong Siharath and wife, Qiana Siharath conveyed subject property to Thong Souk Siharath.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5210, Page 1, said Register's Office, which Plan shows a 30 foot minimum building setback line from Lutie Street and a easement for public utility and drainage purposes along the rear and easterly line of said lot; Restrictions of record in Book 5176, page 649, said Register's Office.

This is improved property, known as: 24A & B Lutie Street, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of December, 2007.

Thong Souk Siharath

State of TENNESSEE
County of DAVIDSON

On this 10th day of December, 2007 , before me the undersigned authority, personally appeared Thong Souk Siharath , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires

Notary

My Commission Expires MAY 23, 2009

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Sworn and subscribed before me this the 10th day of December, 2007

My Commission Expires:

Notary Public