WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and Sworn to before me, this 23rd day of March, 2009.

Notary Public

My commission expires: 3-4-13

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090020054 DEEDWARR
Recvd: 03/26/09 13:58 2 pgs
Fees:13.00 Taxes:466.20
20090326-0027378

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Pegah Kadivar Mina Kadivar 3901 Dewain Drive Nashville, TN 37211	Same	13311007100

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Amphavanh Vongsamphanh and wife Manorak Vongsamphanh,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Pegah Kadivar and Mina Kadivar,** both unmarried, hereinafter called the Grantee(s), 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. 24 on the Plan of Valley View Meadows, Section I, of record in Book 3500, page 69, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly side of Elysian Fields Road the common corner of Lots 23 and 24; thence along the margin of same, easterly 81.99 feet to a point in the westerly margin of Dewain Drive; thence along said margin on a slight curve 97.46 feet to a point, the common corner of Lots 24 and 25; thence on the line between said lots 97.08 feet to a point, the common corner of Lots 23 and 24 and 25; thence along the line between Lots 23 and 24, 93.15 feet to the point of beginning.

Being the same property conveyed to Amphavanh Vongsamphanh and wife, Manorak Vongsamphanh by deed from Melba L. Hill of record in Book 11114, page 682, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3500, Page 39, said Register's Office.

This is (x) improved ( ) unimproved property known as 3901 Dewain Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 23rd day of March, 2009.

Amphavanh Vongsamphanh

Manorak Vongsamphanh

STATE OF TENNESSEE
COUNTY OF WILIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Amphavanh Vongsamphanh and Manorak Vongsamphanh** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of March, 2009.

Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY