PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50898
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Miriam Pineda Aguilar Oscar Aguilar 873 Oakwood Terrace Dr. Nashville, Tennessee 37013	U.S. Bank Home Mortgage 1550 American Blvd East #440 Bloomington, MN 55425

TAX MAP-PARCEL NUMBERS: 148-8-83

BILL GARRETT, Davidson County
Trans:T20110035358 DEEDWARR
Recvd: 06/14/11 08:14 2 pgs
Fees:13.00 Taxes:407.00
20110614-0045330

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amone Sourinhavong , unmarried**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Miriam Pineda Aguilar and Oscar Aguilar, wife and husband,** 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. 79 on the Plan of Section One Oakwood Terrace of record in Book 4460, page 54 & 55, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Khamphanh Sourinhavong and wife, Amone Sourinhavong by deed from Herbert F. Greer and wife, Elsie R. Greer, dated Jan. 11, 1989 and recorded on Jan. 13, 1989 of record in Book 7751, page 420, Register's Office for Davidson County, Tennessee. Khamphanh Sourinhavong has since died; thereby leaving Amone Sourinhavong as surviving tenant by the entrirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460 Page 54 and 55, said Register's Office, which Plan shows a 30 and 15 foot minimum building setback line from Oakwood Terrace Drive and Hawaiian View, respectively and easement for public utility purposes. And a 2.5 x 25 foot utility anchor easement located on the northeasterly corner of said lot.

This is improved property, known as: 873 Oakwood Terrace Drive, Nashville, Tennessee 37013

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 3rd day of June, 2011.

Amone Sourinhavong

Amone Sourinhavong

State of TENNESSEE
County of DAVIDSON

On this 3rd day of June, 2011 before me the undersigned authority, personally appeared Amone Sourinhavong , 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: 7/8/2013

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 $110,000.00

Affiant

Sworn and subscribed before me this the 3rd day of June, 2011

My Commission Expires: 5/8/2012

Notary Public

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/2012