BILL GARRETT, Davidson County
Trans:T20110063724 DEEDWARR
Recvd: 10/12/11 12:40 2 pgs
Fees:13.00 Taxes:296.00
20111012-0079310

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Eah Channakhone
301 Hooper Court
Nashville, TN 37211

Send tax bill to:
Same

Map/Parcel Numbers:
148 15 0 258.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sisouphonh Niravong and wife, Thongmalay Niravong** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Eah Channakhone, a married man** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LAND in Davidson County, Tennessee, being Lot No. 64 on the plan of Section 6, Apache Hills, of record in Book 5200, Page 173, Register's Office for said County.

Said Lot No. 64, which is a corner lot, fronts 56.15 feet on the southwesterly margin of Hooper Court and fronts 65.63 feet on the southeasterly margin of Packard Drive, said frontages being joined by a curve having a length of 37.61 feet, and extends back 103.48 feet on the southeasterly line and 90.0 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Sisouphonh Niravong and wife, Thongmalay Niravong by Warranty Deed from W. L. Bainbridge, Inc., dated February 15, 1980, filed of record February 19, 1980, in Book 5567, Page 694, Register's Office for Davidson County, Tennessee.

Property known as 301 Hooper Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantees, its beneficiaries, forever in fee simple.

Grantors further covenant that Grantors are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantees, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 19th day of September, 2011.

Sisouphonh Niravong

Thongmalay Niravong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **Sisouphonh Niravong and Thongmalay Niravong**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands, in Nashville, Tennessee, this 19th day of September, 2011.

CINDY J. FOX STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11-17-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $80,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of September, 2011.

Notary Public
My commission expires: 11-17-2014

CINDY J. FOX STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY