File 46

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Thongseun Khenesisana	Mortgage Corporation of South	Map 162-10
(NAME)	(NAME)	
625 Sue Drive	P.O.Box 10726	Parcel 96
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35202	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6227 PAGE 574

For and in consideration of the sum of TEN DOLLARS AND .NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged. Including the assumption of a certain deed of trust of record in Book 5197, Page 503, Register's Office for Davidson County, Tennessee, to secure to Mortgage Corporation of the South, the original principal amount of $40,900.00, payable as therein specified.

BILLY J. PHILLIPS AND WIFE, EULA F. PHILLIPS have bargained and sold, and by these presents do transfer and convey unto the said Thongseun Khenesisana and wife, Phenphanh Khenesisana

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the plan of Brook-View-Estates, Section 2, of record in Book 4460, Page 163, said Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Billy J. Phillips and Wife, Eula F. Phillips, by deed from Coolidge Jones and Wife, M. Yvonne Jones, of record in Book 5893, Page 812, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved ( ) property, known as 625 Sue Drive (House Number) (Street) unimproved ( )

Nashville, TN 37211
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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 GRANTEES, their 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 31st day of January, 19 84.

Billy J. Phillips
BILLY J. PHILLIPS

Eula F. Phillips
EULA F. PHILLIPS

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6227 PAGE 575

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Billy J. Phillips and Wife, Eula F. Phillips

the bargainor (s), 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 my hand and official seal at Nashville, TN, this 31st day of January, 19 84.

My commission expires 7-21-84 Notary Public Rick M. Johnson

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 64,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

+ Thongseun Khenesisana

Sworn to and subscribed before me this 31st day of January, 19 84

My commission expires 7-21-84 Notary Public Rick M. Johnson

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road Nashville, TN 37211
Name Address

WARRANTY DEED

FROM

Billy J. Phillips

Eula F. Phillips

TO

Thongseun Khenesisana

Phenphanh Khenesisana

101942

IDENTIF. REFERENCE

FEB 7 9 57 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6227 PAGE 576

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

64000.00- CAMT.
166.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 172.90-
1519A02/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 7 9 57 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 11781