FORM NO. WD-1

FILE BOX 9

BOOK 6476 PAGE 707

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,500.00

Desa Saiyasak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 19 85.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave. - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Desa Saiyasak et ux (NAME)	Singleton Mortgage Corporation (NAME)	MAP 148-8
4574 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar, Suite 100 (STREET ADDRESS)	PARCEL 33
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38119 (CITY) (STATE) (ZIP)	FB# 2DU 23026

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William W. Dickinson, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Desa Saiyasak and wife, Pheng Saiyasak

HEREINAFTER CALLED THE GRANTEES, 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. 31 on the plan of Section One, Oakwood Terrace, of record in Book 4460 at pages 54 and 55, Register's Office for said County.

Said Lot No. 31 fronts 60.0 feet on the easterly margin of Artelia Drive and extends back 150.40 feet on the northerly line and 147.00 feet on the southerly line to a broken line in the rear, measuring 64.64 feet thereon.

Being the same property conveyed to William W. Dickinson and wife, Phyllis A. Dickinson by deed from Ralph Stevens and Melvin Jones d/b/a American Homes of record in Book 4685 at page 406, said Register's Office. The said Phyllis A. Dickinson has since died.

This conveyance is made subject to: (a) property taxes for 1985 for which Grantees will be responsible; (b) Restrictive Covenants of record in Book 4559 at page 72, said Register's Office and (c) the matters set forth on said plan of record referenced above.

The execution of this deed by Grantor is effected by the signature of his Attorney In-Fact, Dianna S. Russom, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

unimproved ( )
This is improved (X) property, known as 4574 Artelia Drive, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 10th day of January, 19 85

William W. Dickinson

BY: Dianna S. Russom
Dianna S. Russom
Attorney-in-Fact

01/17 127.80- CHECK

4610

BOOK 6476 PAGE 708

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Dianna S. Russom, to me known to be the person who executed the foregoing instrument in behalf of William W. Dickinson who acknowledged that she executed the same as the free act and deed of said William W. Dickinson.

~~the bargainor, ... with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.~~ Witness my hand and official seal at Nashville, Tennessee, this 10th day of January 19 85

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

William W. Dickinson, a single person

TO

Desa Saiyasak and wife, Pheng Saiyasak

Prepared by:

JOHN V. ADAMS, ATTORNEY
3813 Cleghorn Ave.
Nashville, Tennessee 37215

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Dianna S. Russom

Affiant, Dianna S. Russom
Attorney-in-Fact

Sworn to and subscribed before me this 10th day of January, 19 85.

John V. Adams

Notary Public, John V. Adams

My Commission Expires: 11-1-87

I.7.7.480

IDENTIF. REFERENCE

JAN 17 1 43 PM 1985

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6476 PAGE 710

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

45500.00- CAMT.
118.30 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 127.80-
4410A01/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.7.7.4.8.0

IDENTIF. T REFERENCE

JAN 17 1 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102006