PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

BOOK 5830 PAGE 1

WARRANTY DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Myrtle Jane Lovette 4157 Eastview Drive Nashville, TN 37211	Same	Map 148-15 Parcel 212 5DU-53557

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, including the assumption of the balance of a note secured in a deed of trust of record in Book 5595, page 585, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, we, Manh Phimphachanh and wife, Phouang Maly Phimphachanh, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Myrtle Jane Lovette, hereinafter called the grantee, her 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. 18 on the plan of Section 6, Apache Hills, of record in Book 5200, page 173, Register's Office for said County.
>
> Said Lot No. 18 fronts 38.74 feet on the easterly margin of the cul-de-sac at the terminus of Eastview Drive and extends back 140.12 feet on the northeasterly line and 150.04 feet on the westerly line to a broken line in the rear, measuring 175.00 feet thereon.
>
> Being the same property conveyed to Manh Phimphachanh and wife, Phouang Maly Phimphachanh, by deed of record in Book 5595, page 582, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4157 Eastview Drive, Nashville, TN 37211.

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, her heirs and assigns, forever; and we do covenant with the said grantee 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 grantee, her 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 our hands this 31st day of July, 1985.

28407

IDENTIFICATION REFERENCE

Aug 14 10 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Manh Phimphachanh
Manh Phimphachanh

Phouang maly Phimphachanh
Phouang Maly Phimphachanh

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Manh Phimphachanh and wife, Phouang Maly Phimphachanh, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 1985.

Gail A. Moore
Notary Public
My Commission expires: 2-18-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43,800.

Myrtle Jane Lovette
Affiant

Sworn to and subscribed before me this 31st day of July, 1985.

Gail A. Moore
Notary Public
My Commission expires: 2-18-88

OFFICIAL RECEIPT

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

BOOK 6630 PAGE 3

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

438000.00- CAMT.
113.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 120.38-
7249A08/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28407

IDENTIFICATION REFERENCE

AUG 14 10 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163206