Box

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6756 PAGE 196

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Somchanh Boupharath 321 Jeri Court Antioch, Tennessee 37013	Covenant Mortgage Corporation 101 Winners Circle Brentwood, TN 37027	MAP 162-7 PARCEL 17 5DU-76590

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~John W. Griffin and wife, Marsha M. Griffin~~ hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Somchanh Boupharath and Siliphone Boupharath, ~~both unmarried~~, hereinafter called the Grantee, Grantee's 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. 6 on the plan of Whittemore Valley Section 1, of record in Book 6250, page 39, Register's Office for said County.

SAID Lot No. 6 fronts 53.51 feet on the southeasterly margin of Jeri Court and extends back 308.37 feet on the northeasterly line and 241.60 feet on the westerly line to a broken line in the rear, measuring 140.58 feet thereon.

BEING the same property conveyed to John W. Griffin and wife, Marsha M. Griffin by deed from B & P Developments, a partnership composed of Frank C. Batson of record in Book 6616, page 669, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6243, page 80, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is being executed on behalf of Marsha M. Griffin by John W. Griffin as her Attorney in Fact pursuant to a Power of Attorney which is of record in Book 6380, page 68, Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as ~~321 Jeri Court, Antioch, 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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this ~~27th~~ day of ~~December~~, 19~~85~~.

Marsha M. Griffin
BY: John W. Griffin, Attorney at Law

John W. Griffin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of December, 1985, before me personally appeared John W. Griffin, 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 that he executed the same as his free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6758 PAGE 197

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN
JAN 8 1 43 PM '86
IDENTIFICATION REFERENCE
6 6 4 7 4

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 56,500.00.

Somchanh Boupharath
Affiant

Subscribed and sworn to before me, this the 27 day of December, 1985.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Griffin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Marsha M. Griffin as her Attorney in Fact as the free act and deed of the within named Marsha M. Griffin. Witness my hand and official seal at Nashville, TN. this the 2nd day of January, 1986.

My Commission expires:

11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
John W. Griffin and wife, Marsha M. Griffin

to:
Somchanh Boupharath and Siliphone Boupharath both unmarried,

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24237

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6756 PAGE 198

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

6650 .10- CAPIT.
146.90 CSTAX.
.50 PRFEE
6.00 MORTG
CHECK 163.40-
3099A01/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66474

IDENTIFICATION REFERENCE

JAN 6 1 43 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN

No. 207922