BOOK 6815 PAGE 702

FORM NO. WD-1

File
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87

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 86

Notary Public

MY COMMISSION EXPIRES: 1-3-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 215 Centerview Drive, Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiang Opraseuth (NAME)	Atlantic Coast Mortgage Company (NAME)	150-01-0
612 Cold Spring Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr. #100/210 (STREET ADDRESS)	342.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	

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, Shirley A. McKinney and Melvin O. Rice, Tenants In Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kiang Opraseuth and wife, Maly Opraseuth

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. 27 on the Plan of Edge-O-Lake Estates, Section 18, of record in Plat Book 4675, page 84, 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 Shirley A. McKinney and Melvin O. Rice, as tenants in common by deed from Romell Madison and wife, Grace P. Madison of record in Book 6272, Page 348, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4797, page 410 said Register's Office.

This conveyance is subject to any and all existing easements of record.

8701.2

IDENTIFICATION REFERENCE

MAR 28 1 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 612 Cold Spring Drive, Antioch, TN 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 our hand s this 27th day of March, 19 86

Shirley A. McKinney

Melvin O. Rice

STATE OF TENNESSEE
Davidson County
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley A. McKinney and Melvin O. Rice, Tenants In Common

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of March 19 86

Commission expires 1-10-87

N. Eddie Montgomery
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

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

FROM
Shirley A. McKinney

Melvin O. Rice

TO
Kiang Opraseuth

Maly Opraseuth

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

RECEIVED OF _____

FOR _____ BOOK 6815 PAGE 704

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
			7650.00-	CAPT.
			198.00	CSTAX
			.50	PRFEE.
			6.00	WDEED
			CHECK	205.40-
			7705A03/28/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87012

IDENTIFICATION REFERENCE

MAR 28 1 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231915