This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 250897 FILE BOX #35

WARRANTY DEED

BOOK 6832 PAGE 125

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phaiboun Boupharath (NAME)	Investors Federal Savings Bank (NAME)	
50 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	MAP 162-7
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Hendersonville, Tennessee 37075 (CITY) (STATE) (ZIP)	PARCEL 185

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Phaiboun Boupharath and Ladda Boupharath and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

John W. Griffin, d/b/a Griffin Contractors, a Tennessee sole proprietorship and wife, Marsha M. Griffin

have this day bargained and sold, and do hereby transfer and convey unto the said Phaiboun Boupharath, and, Ladda Boupharath

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Whittemore Valley, Section One, as of record in Book 6250, page 39, Register's Office for said County.

Said Lot No. 21, which is a corner lot, fronts 150.50 feet on the southerly margin of Tusculum Road, and fronts 54.93 feet on the westerly margin of Ocala Drive, said frontages being joined by a curve having a length of 39.27 feet and extends back 58.00 feet on the westerly line and 169.56 feet on the southerly line to a point of intersection.

Being part of the same property conveyed John W. Griffin, d/b/a Griffin Contractors, a Tennessee sole proprietorship, by deed from B & P Developments, a Tennessee general partnership composed of Frank Batson and Dave Parker of record in Book 6726, page 711, Register's Office for Davidson County, Tennessee.

Marsha M. Griffin joins in the execution of this instrument for the purpose of conveying any marital interest she might have in the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,500.00

Subscribed and sworn to before me this the 17th *day of* April *19* 86

Affiant: Ladda Boupharath

My commission expires: 11-12-89 *(Affix Seal)*

Notary Public Karen E. Harris

This is improved (X) unimproved ( ) property, known as 50 Ocala Drive, Antioch, Tennessee 37013 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 17th *day of* April *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Griffin

Marsha M. Griffin by her attorney-in-fact John W. Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* John W. Griffin, d/b/a Griffin Contractors, a Tennessee sole proprietorship

the within named bargainor, *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 for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* April, *19* 86.

Karen E. Blair
Notary Public

Commission expires 11-12-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

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

_____
Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 19 86, before me personally appeared John W. Griffin to me known (or proved to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marsha M. Griffin, and acknowledged that he executed the same as the free act and deed of said Marsha M. Griffin

Karen E. Blair
Notary Public

My Commission Expires 11-12-89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
APR 10 6 10 AM '86

IDENTIFICATION REFERENCE

92607

WARRANTY DEED

FROM
John W. Griffin

TO
Phaiboun Boupharath etal

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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
			57500.00- CONT.	
			149.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	156.00-
			4353A04/18/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92607

IDENTIFICATION REFERENCE

APR 18 8 48 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 238408