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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-87

(AFFIX SEAL)

File 33

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thong Chanh Thammaphinith (NAME)	Atlantic Coast Mortgage Company (NAME)	071-08-0
415 Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr. #100/210 (STREET ADDRESS)	098.00
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	12DZ01375

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, Thomas J. Escue and wife, Juanita Escue

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thong Chanh Thammaphinith and wife, Vansy Thammaphinith

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:

BEING Lot No. 203 on the Plan of Joywood Heights, as of record in Book 1130, page 91, Register's Office for said County, to which plan reference is herby made for a more complete and accurate legal description.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is that portion of subject property conveyed to the Metropolitan Government of Nashville and Davidson County, of record in Book 6019, page 957, Register's Office for said County, described as follows:

Being a part of Lot No. 203 on the Plan of Joywood Heights, not of record, described as follows:

Beginning at a point, being southeastern corner of property belonging to Thomas J. Escue, Et Ux., said point being common to Parcell 99 on Map 71-8, as recorded in Book 73, page 302, Register's Office for said County; thence westerly along the existing northern right-of-way line of East Trinity Lane, bearing N 84 deg 01'26"W, 60 feet, more or less, to a point; thence northerly along the existing eastern right-of-way line of Overby Road, bearing N 5 deg 16'34" E, 70.3 feet, more or less, to a point; thence easterly with a curve to the left of radius 25 feet, 39.6 feet, more or less, to a point; thence in a straight line, bearing 2 84 deg 01;26"E 34.7 feet, more or less, to a point on the common property line of Parcels 98 and 99 on Map 71-8; thence along said property line, bearing S 5 deg 58' 34" W 5 feet, more or less, to the point of beginning and containing therein an area of 437.8 square feet, more of less.

This is unimproved / improved (X) property, known as 415 Trinity Lane (House Number) Nashville (Street) TN (P. O. Address) 37207 (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 29th day of December, 19 86

Thomas J. Escue

Thomas J. Escue

Juanita Escue

Juanita Escue

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 Thomas J. Escue and wife, Juanita Escue

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 29th day of December 19 86

Commission expires 1-10-87

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Thomas J. Escue and wife, Juanita Escue

TO
Thong Chanh Thammaphinith and wife, Vansy Thammaphinith

LEGAL CONTINUATION FROM PAGE ONE

Being the same property conveyed to Thomas J. Escue and wife, Juanita Escue by deed from Allen Dobson and wife, Martha Ballard Dobson of record in Book 1389, Page 296, Register's Office, Davidson County, Tennessee.

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

7.7.9.8

IDENTIFICATION REFERENCE

Dec 30 4 31 PM '86

REGISTER
DAVIDSON COUNTY, TN

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

4318 .. 0- [illegible]T,
120.63 [illegible]TAX
.50 [illegible]
6.00 [illegible]
CASH 127.13--
2052A12/30/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77968

IDENTIFICATION REFERENCE

DEC 30 4 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28329