BOOK 7298 PAGE 409

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PHAYTHOUNE XAYARANGSY et ux	KENTUCKY MORTGAGE CO.	133-8
(NAME)	(NAME)	Par 37 Jd
449 BENITA DRIVE	P.O. BOX 13013	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37211	LEXINGTON, KY 40512	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Sixty-Three Thousand, Eight Hundred, Thirty-Eight and 51/100 ($63,838.51) *Dollars,*

of which Thirteen Thousand and no/100 ($13,000.00) Dollars has been paid, the receipt is hereby acknowledged, the assumption by the Buyers of a present indebtedness of $50,838.21 as of record in Book 5436, Page 408, RODC.

We, Arthur A. Hayes, Jr. and wife, Kathleen B. Hayes

have this day bargained and sold, and do hereby transfer and convey unto the said Phaythoune Xayarangesy and wife, Phay Vanh Xayarangsy

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. 28 on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for said County.

Said Lot No. 28 fronts 76 feet on the northwesterly margin of Benita Drive and extends back 172.77 feet on the northeasterly line and 174.59 feet on the southwesterly line to a dead line in the rear, measuring 95.11 feet thereon.

Being the same property conveyed to Arthur A. Hayes, Jr. and wife, Kathleen B. Hayes, by deed from Richard H. Burr, III and wife, Carolyn Keith Burr, of record in Book 5752, Page 823, Register's Office of Davidson County, Tennessee.

BOOK 7208 PAGE 410

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 63,838.51

Subscribed and sworn to before me, this the 18th day of April 19 87

Affiant Arthur A Hayes, Jr

My commission expires: 8-24-88 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 449 BENITA DRIVE (House Number) (Street) NASHVILLE, TN 37211 P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said 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 18th *day of* April 19 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

GRANTEE'S NOTARY PUBLIC

Arthur A Hayes, Jr.

Kathleen B Hayes

We, Phaythoune Xayarangsy and wife, Phay Vanh Xayarangsy, do hereby accept this obligation to pay the mortgage to Kentucky Mortgage Company.

Signed this the 18th of April 1987.

Phaythoune xayarangsy

Phayvanh xayarangsy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7208 PAGE 411

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ARTHUR A. HAYES, JR. AND WIFE, KATHLEEN B. HAYES

the bargainors, 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 Nashville, Tennessee, this 18th day of April, 19 87.

, Notary Public.

Commission Expires 8-24-88

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19.

, Notary Public.

Commission Expires

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, 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

THIS INSTRUMENT WAS PREPARED BY:
Charles C. Morrow
Attorney at Law
3221 Nolensville Road
Nashville, TN 37211
(615) 832-0138

WARRANTY DEED

FROM

ARTHUR A. HAYES, JR. and wife, KATHLEEN B. HAYES

TO

PHAYTHOUNE XAYARANGSY and wife, PHAY YANH XAYARANGSY

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

PUSH

IDENTIFICATION REFERENCE

APR 20 1 24 PM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

167465

BOOK 7208 PAGE 412

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

RECEIVED OF _____

FOR _____

BOOK 7208 PAGE 413

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

63833.51- CAPT.
173.64 CSTAX
.50 PRFEE
12.00 WDCD
CHECK 191.14-
04/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16745

IDENTIFICATION REFERENCE

APR 20 1 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 71427