BOOK 7641 PAGE 578

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

ROEUNG MUTH
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 88

Notary Public

MY COMMISSION EXPIRES December 28, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
ROEUNG MUTH	SOVRAN MORTGAGE CORPORATION	7430
(NAME)	(NAME)	83-13-268
1308 SHELBY AVENUE	1512 WILLOW LAWN DRIVE	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37206	RICHMOND, VIRGINIA 23230-3479	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, EDWARD MANOOKIAN AND DON H. BEHEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROEUNG MUTH AND WIFE, MOM KEO

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. 85 ON THE PLAN OF PAYNE, BLAKEMORE AND CUMMINGS' ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK 57, PAGE 70, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 85 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF SHELBY AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY VESTED IN EDWARD MANOOKIAN AND DON H. BEHEL BY ORDER OF THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 7614, PAGE 867, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

JANET LINDEN MANOOKIAN, SPOUSE OF EDWARD MANOOKIAN, AND LEA ANN BEHEL, SPOUSE OF DON H. BEHEL, JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF THEIR RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO ROEUNG MUTH AND WIFE, MOM KEO.

REFERENCE IS HEREBY MADE TO THE SPECIFIC POWER OF ATTORNEY FOR LEA ANN BEHEL BEING RECORDED SIMULTANEOUSLY HEREWITH.

This is improved X unimproved property, known as 1308 SHELBY AVENUE , NASHVILLE , TN , 37206
(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 30th day of August 19 88

EDWARD MANOOKIAN: Edward Manookian

JANET LINDEN MANOOKIAN: Janet Linden Manook

DON H. BEHEL: Don H Behel

LEA ANN BEHEL: Lea Ann Behel
By DON H. BEHEL, her Atty-In-Fact

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, EDWARD MANOOKIAN and DON H. BEHEL

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

Witness my hand, at office, this 30th day of August, 19 88

Commission expires 12/29/90

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, DON H. BEHEL, in his capacity as Attorney-In-Fact for LEA ANN BEHEL

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of August, 19 88

Commission expires 12/29/90

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, JANET LINDEN MANOOKIAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 1988.

Commission Expires: 12/29/90

W. K. GEORGAS, JR. Notary Public

WARRANTY DEED

FROM
EDWARD MANOOKIAN and
DON H. BEHEL

TO
ROEUNG MUTH, et ux

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

BOOK 7641 PAGE 580

AFFIDAVIT
OF
ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY
LEA ANN BEHEL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a Certified True Copy of this Affidavit, is attached by exhibit thereto was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by the said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death, disability or incapacity.

FURTHER THE AFFIANT SAITH NOT:

WITNESS my hand on this the 30th day of August, 19 88, at Madison, Tennessee.

Don H. Behel
DON H. BEHEL

Sworn to and subscribed before me, this the 30th day of August, 19 88.

W. K. GEORGAS, JR. Notary Public

My Commission Expires: 12/29/90

NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE
LARGE

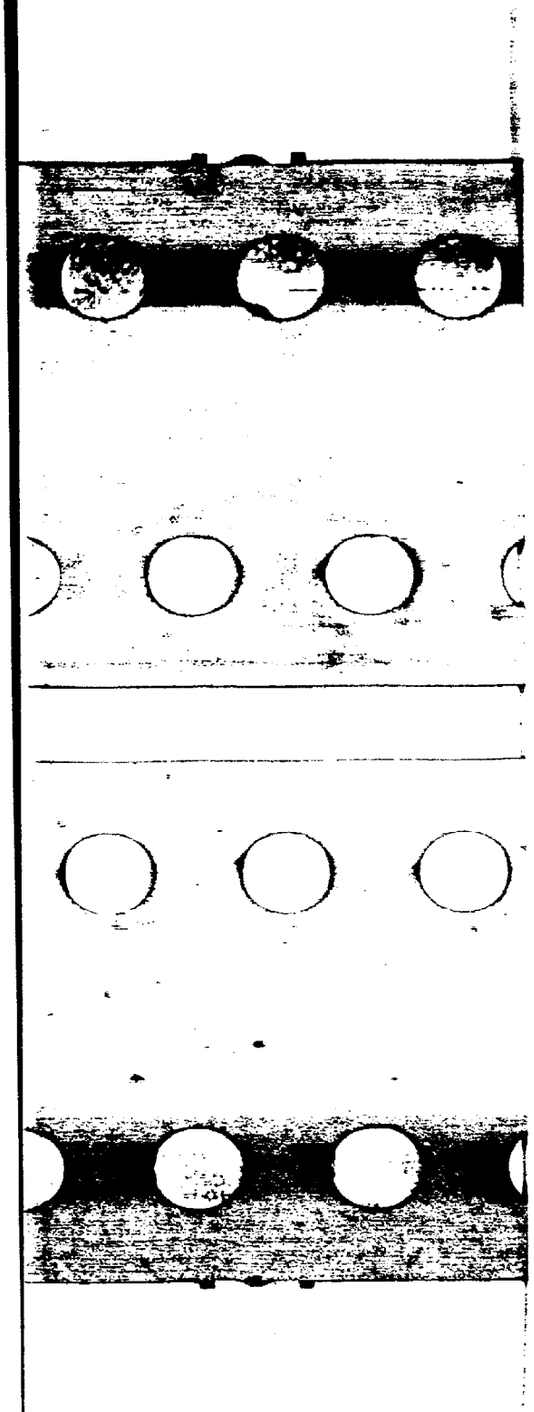
IDENTIFICATION REFERENCE

SEP 1 9 00 AM '88

FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TENNESSEE

6 3 8 0 9

7763 09/01 0101 03CHECK 125.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7641 PAGE: 581

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 35000.00
CON TX 115.50
PRFEE 0.50
WDEED 9.00
TOTAL 125.00
CHECK 125.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63809

IDENTIFICATION

SEP 1 9 17 AM '00

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 129455