STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Litsaphaphoun Douangkesone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 89

Lee E. Cranford
Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Litsaphaphoun Douangkesone (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 148-8
4582 Artelia Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, #400 (STREET ADDRESS)	Parcel 35
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22033 (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, Dennis C. James and wife, Linda James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Litsaphaphoun Douangkesone and wife, Manivanh Douangkesone

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. 33 on the Plan of Oakwood Terrace Subdivision, Section 1, as of record in Book 4460, pages 54 and 55, Register's Office for said County.

Beginning at a point in the northerly margin of Hawaiian View, said point being the common corner of Lots 33 and 82; thence with the line between said lots, northwardly 108.5 feet to a point; thence westwardly 99.53 feet to the easterly margin of Artelia Drive; thence with the easterly margin of Artelia Drive, southwardly 83.16 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, southwardly 31.67 feet to a point on the northerly margin of said Hawaiian View; thence with the northerly margin of said Hawaiian View, eastwardly 90.13 feet to the point of beginning.

Being the same property conveyed to Dennis C. James and wife, Linda James by deed from First Tennessee Bank, N.A. of record in Book 6331, page 223, Register's Office for Davidson County, Tennessee.

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN
Jun 6 | 21 PM '89
IDENTIFICATION REFERENCE
38948

This is ( ) unimproved ( ) improved property, known as 4582 Artelia 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 their hand s this 31st day of May, 19 89

Dennis C. James

Linda James

BOOK ' PAGE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Dennis C. James and wife, Linda James

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May 19 89

Commission expires November 21, 1992

Lee E. Cranford
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they) 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

Dennis C. James and wife, Linda James

TO

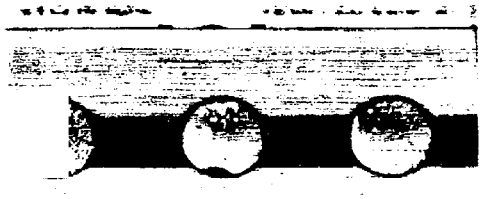
Litsaphaphoun Douangkesone and wife, Manivanh Douangkesone

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

2255 06/06 0101 03CHECK

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7858 PAGE 304

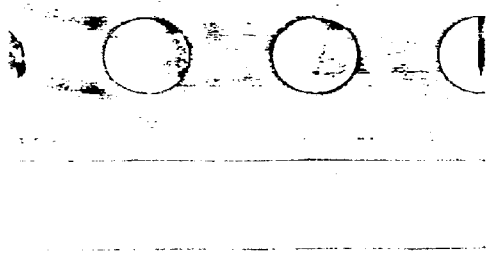
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

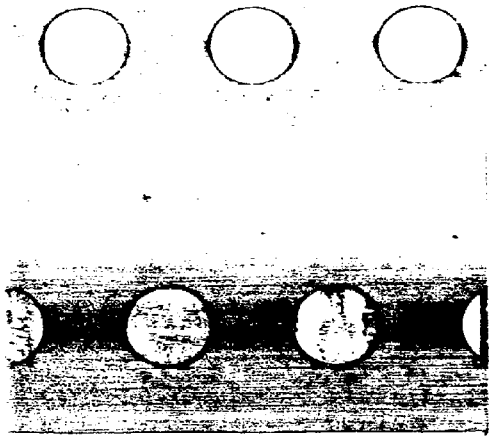
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 58000.00
CON TX 191.40
PRFEE 0.50
WDEED 6.00
TOTAL 197.90
CHECK 197.90

06/06/89 01 13:21 0001 2315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





38948

IDENTIFICATION REFERENCE

JUN 6 1 21 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 216674