ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Chansamone Phengsavath and wife Manilone Phengsavath 154 Dellway Ave. Nashville, TN 37207	Atlantic Coast Mortgage Co. 12700 Fair Lakes Circle, Ste. #400 Fairfax, VA 22033	12D2-06460 6-16-173 89-46176

WARRANTY DEED BOOK 7974 PAGE 918

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jerry Wayne Brown and wife Brenda Joyce Brown,** have bargained and sold, and by these presents do transfer and convey unto the said **Chansamone Phengsavath and wife Manilone Phengsavath,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 234 on the Map of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, as amended in Book 5002, Page 654, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Being the same property conveyed to Jerry Wayne Brown and wife Brenda Joyce Brown, by deed from Effie L. Brown, a widow of record in Book 4585, Page 881, said Register's Office,for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **154 Dellway Ave., Nashville, Tennessee 37207**

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.

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 31st day of October, 1989.

Jerry Wayne Brown

Jerry Wayne Brown

Brenda Joyce Brown

Brenda Joyce Brown

78857

IDENTIF. REFERENCE

Nov 2 | 57 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Wayne Brown and wife Brenda Joyce Brown, 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 October, 1989.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $61,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st DAY OF OCTOBER, 1989.

NOTARY PUBLIC

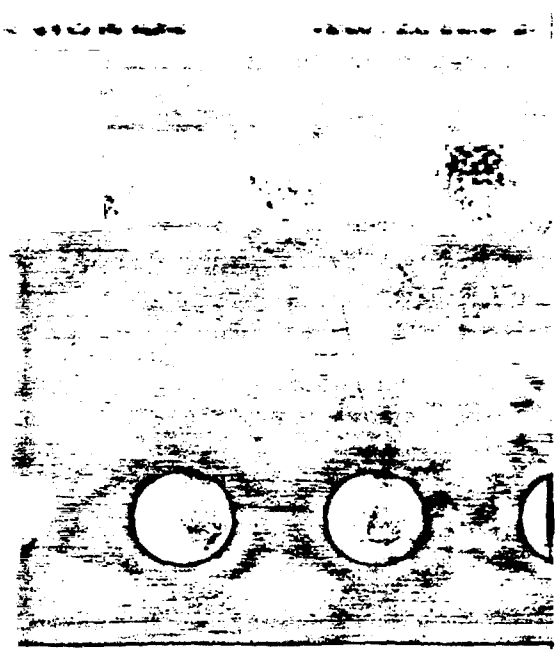
MY COMMISSION EXPIRES:
5-20-92

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

0633 11/02 0101 03CHECK 208.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

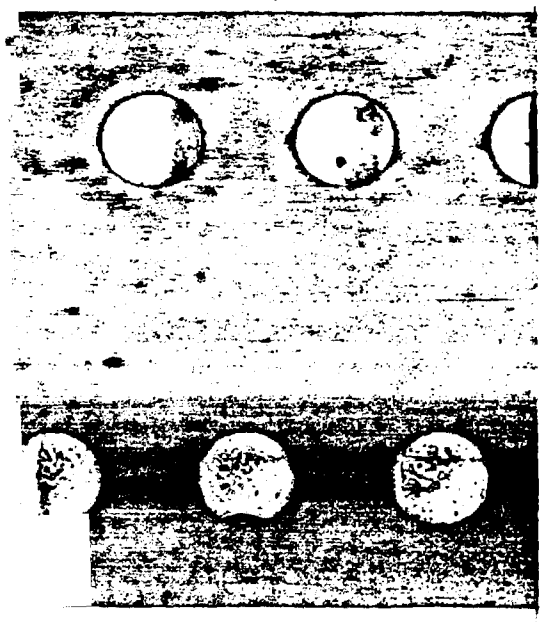
RECEIVED OF _____

FOR _____

BOOK 7974 PAGE 920

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	61000.00
CON TX	201.30
PRFEE	1.00
WDEED	6.00
TOTAL	208.30
CHECK	208.30

11/02/89 01 13:58 0001 0633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78857

IDENTIF. REFERENCE

Nov 2 1 57 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 263522