PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 150157
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (ch) (Title No: 30015)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 71900.00

Affiant

Sworn and subscribed before me this 23rd day of February, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	**MORTGAGEE:**	**MAP-PARCEL NUMBERS**
Inthanvong Manivong	Atlantic Coast Mortgage Company	090-15-039
484 Sunliner Drive	12700 Fair Lakes Circle Suite 400	
Nashville, TN 37209	Fairfax, VA 22033	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Morton Sager, Jr., and spouse Kathryn M. Sager,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Inthavong Manivong and spouse, Nouphet Manivong,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 306 on the plan of Charlotte Park Section Six, of record in Book 2900, page 7 and 8, Register's Office for said County.

SAID Lot No. 306 fronts 72.0 feet on the easterly margin of Sunliner Drive and extends back between parallel lines 140.5 feet to a dead line.

Being the same property conveyed to James Morton Sager, Jr. by deed from Palmer C. Davis and Elizabeth D. Sager, of record in Book 6233, page 250, Register's Office for Davidson County, Tennessee.

0 6 5 3 2

IDENTIF. REFERENCE

FEB 27 10 09 AM '90

DAVIDSON COUNTY TN.

6036 02/27 0101 03CHECK 244.27

This is improved property, known as: 484 Sunliner Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of February, 1990.

James M. Sager Jr.
James Morton Sager, Jr.

Kathryn M. Sager
Kathryn M. Sager

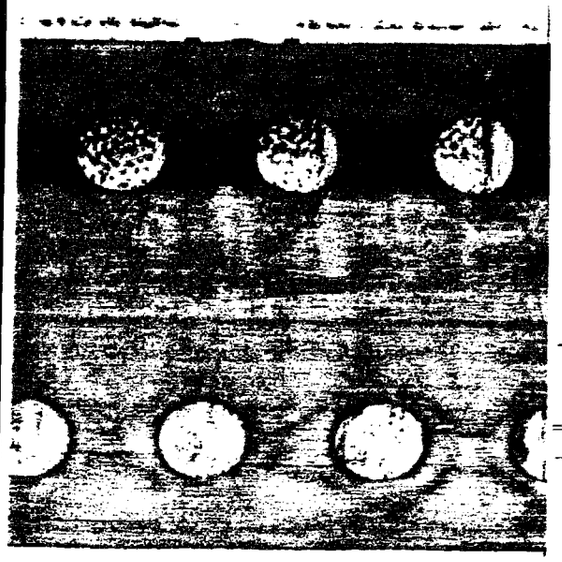
State of Tennessee
County of Davidson

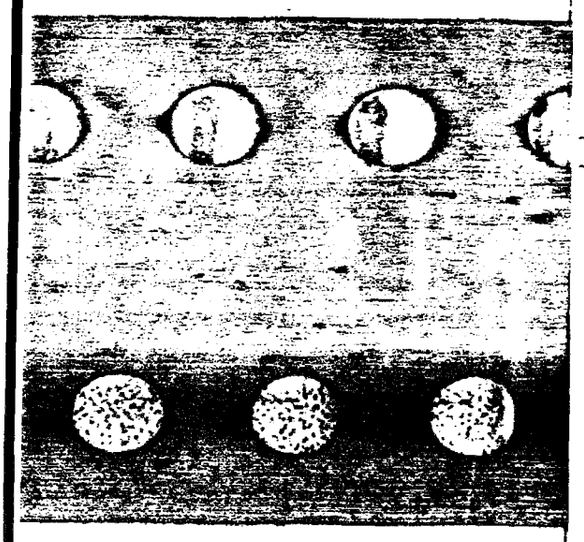
On this 23rd day of February, 1990, before me the undersigned authority, personally appeared James Morton Sager, Jr., and spouse, Kathryn M. Sager, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 9/26/92

Notary Public

W & I: 12489





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

RECEIVED OF _____

FOR _____

BOOK 8052 PAGE 688

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
				CAMT 71900.00
				CON TX 237.27
				PRFEE 1.00
				WDEED 6.00
				TOTAL 244.27
				CHECK 244.27
		02/27/90	01	10:06 0001 6036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06532

IDENTIF. REFERENCE

FEB 27 10 09 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 295998