File Box 43

BOOK 8159 PAGE 843

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

X Vongphet Phetsavanh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 90.

Notary Public

MY COMMISSION EXPIRES 1/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Vongphet Phetsavanh et ux	Atlantic Coast Mortgage Company	162-3-214
(NAME)	(NAME)	
105 Karen Ray Court	12700 Fair Lakes Circle,#400	5DU-59832
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Fairfax, Virginia 22033	
(CITY) (STATE) (P.O ZIP)	(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, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vongphet Phetsavanh and his wife, Ai Phetsavanh

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. 45 Apache Hills, Section 4, of record in Book 4460, Page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 71.92 feet on the southwesterly side of Karen Ray Drive and runs back on the northwesterly lot line 132.0 feet and 90.0 feet on the southeasterly lot line, to a broken line in the rear which measures a total of 88.47 feet thereon.

Being the same property conveyed to Phillips Builders, Inc. by deed from Glenn T. Brooks and wife, Ann E. Brooks of record in Book 8119, page 164 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

44093

IDENTIFICATION REFERENCE

JUL 25 10 27 AM '90

FILED & WILLIAM REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 105 Karen Ray Court, (House Number) (Street) Antioch, TN 37013 (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 ti, 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 my hand this 23rd day of July, 1990

Phillips Builders, Inc.
By: Jackie Roark Sr. V.P.
Jackie Roark, Sr. Vice-President

ATTEST:

STATE OF TENNESSEE
Davidson County

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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 _____

_____, Tennessee, this _____ day of 19_____

_____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jackie Roark

and _____ or proved to me upon the basis of satisfactory evidence upon (their several oaths) acknowledged (themselves) to be the Sr. Vice-President and _____ respectively of the Phillips Builders, Inc. the within named bargainor, a corporation, and that she as such Sr. Vice-President 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 Jackie Roark as such Sr. Vice-President, and acusing the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 23rd day of July, 19 90.

My commission expires 1/23/94

_____
Notary Public

WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Vongphet Phetsavanh

Ai Phetsavanh

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

[redacted]

195.10 CHECK 0101 07/25 $248

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	57000.00
			CON TX	188.10
			PRFEE	1.00
			WDEED	6.00
			TOTAL	195.10
			CHECK	195.10

07/25/90 01 10:29 0001 3248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44093

IDENTIFICATION REFERENCE

JUL 25 10 27 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 340050