FORM NO. WD-1

BOOK 8226 PAGE 195

File # 28428
Loan # 30851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$44,000.00 Margaret Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 19 90

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHOEUN PHON (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 82-16
804 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle-Ste 400 (STREET ADDRESS)	PARCEL 336
Nashville, Tn 37206 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	18W 6165

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, JACK D. RAINEY, JR. AND WIFE, KAREN P. RAINEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHOEUN PHON and wife SOUV SUN

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. 125 on the Map of J. S. Williams Addition of Edgefield, as of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

KAREN P. RAINEY, wife of JACK D. RAINEY, JR., joins in this conveyance only for the purpose of relinquishing any marital rights she may have in and to said property by virtue of the marital estate.

68369

IDENTIF. REFERENCE

OCT 29 11 23 AM '90

FELIX Z. HILSMAN REGISTER
DAVIDSON COUNTY TN.

4337 10/29 0101 03CHECK 152.20

BEING the same property conveyed to Jack D. Rainey, Jr. by deed from George T. Smith and wife Katherine J. Smith and Joe B. Norton and wife Carol A. Norton, of record in Book 6592, Page 501, Register's Office for Davidson County, Tennessee.

unimproved ( ) X
This is improved ( ) property, known as 804 Boscobel Street, 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 his hand this 22nd day of October, 19 90

JACK D. RAINEY, JR. Jack D. Rainey Jr.

KAREN P. RAINEY Karen P. Rainey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned BOOK 8226 PAGE 196, a Notary Public in and for said County and State, the within named JACK D. RAINEY, JR. and wife, KAREN P. RAINEY

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 22nd day of October, 19 90.

Commission Expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

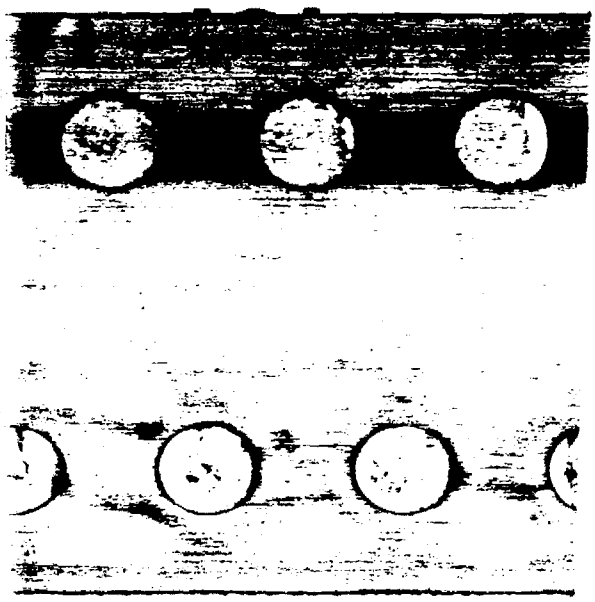
JACK D. RAINEY, JR.

TO

PHOEUN PHON

SOUV SUN

Saturn & Mazer, Attorneys
Row 1
Box 7



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

RECEIVED OF _____

FOR _____

BOOK 8226 PAGE 197

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	44000.00
			CON TX	145.20
			PRFEE	1.00
			WDEED	6.00
			TOTAL	152.20
			CHECK	152.20
10/29/90	01		11:22 0001	4337

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68369

IDENTIF. REFERENCE

Oct 29 11 23 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 368484