BOOK 8243 PAGE 109 FORM NO. WD-1

BOX 10

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Viengxay Thepsurinthon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 1990

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7/3/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Viengxay Thepsurinthon et ux (NAME)	Atlantic Coast Mortgage Company (NAME)	08DA 25692
460 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Suite 400 (STREET ADDRESS)	090-15-0-120.00
Nashville, TN 37209 (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, Jimmy Sensing and wife, Patricia Gayle Sensing

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Viengxay Thepsurinthon and wife, Maniphet Tea Thepsurinthon

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. 313 on the plan of Charlotte Park, Section Eleven, of record in Book 2900, pages 79 and 80, Register's Office for said County.

Said Lot No. 313 fronts 72.0 feet on the southeasterly margin of Annex Avenue and extends back 116.0 feet on the northeasterly line and 122.0 feet on the southwesterly line to a broken line in the rear, measuring 107.90 feet thereon.

Being the same property conveyed to Jimmy Sensing and wife, Patricia Gayle Sensing by deed from Robert K. Proctor and wife, Nancy Louise Proctor of record in Book 4619, page 233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3033, page 639, said Register's Office, and to the matters set forth in the above referenced plan of record.

74771

IDENTIF. REFERENCE

Nov 26 1 40 PM '90

FELIX Z. HAGGARD, REGISTER
DAVIDSON COUNTY TN.

9941 11/26 0101 03CHECK 254.50

This is unimproved ( ) improved (XX) property, known as 460 Annex Avenue (House Number) (Street) Nashville, TN 37209 (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 our hand s this 20th day of November, 1990

Jimmy Sensing
Jimmy Sensing

Patricia Gayle Sensing
Patricia Gayle Sensing

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county, Jimmy Sensing and wife, Patricia Gayle Sensing

the within named 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 purpose therein contained.

WITNESS my hand at office, this 20th day of November, 19 90.

NOTARY PUBLIC

My Commission expires: 5-28-92

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of 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 President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

WITNESS my hand and seal, at office in

this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Jimmy Sensing and wife,

Patricia Gayle Sensing

TO

Viengxay Thepsurinthon and wife,

Maniphet Tea Thepsurinthon

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

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 75000.00
CON TX 247.50
PRFEE 1.00
WDEED 6.00
TOTAL 254.50
CHECK 254.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/26/90 01 13:38 0001 9941

74771

IDENTIF. REFERENCE

Nov 26 1 40 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 375921