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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 47,000.00
Em Soeu
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF February 19 91
Notary Public
MY COMMISSION EXPIRES: November 10, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Em Soeu (NAME)	Atlantic Coast Mortgage Company, (NAME)	82-16-261.02
902 Fatherland Street (ADDRESS)	12700 Fair Lakes Circle,Ste. 400 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	

FOR AND 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, Melvin A. Cooper and wife, Evelyn Marie Cooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Em Soeu and wife, Lim Chhen Soeu

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 the City of Nashville, Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr. and Co., April 26, 1963, as follows: Beginning at an iron pin on the southerly margin of Fatherland Street north 61 deg. 30' east 50 feet from the southeast corner of South 9th and said Fatherland Street; thence with the southerly margin of said Fatherland Street north 61 deg. 30 east 50 feet to an iron pin; thence south 28 deg. 30' east 197.9 feet to an iron pin on the northerly margin of an alley; thence with same south 61 deg. west 50 feet to an iron pin; thence north 28 deg. 30' west 198.4 feet to the beginning.

Being the same property conveyed to Melvin A. Cooper and wife, Evelyn Marie Cooper by deed from William Houston Ferguson and wife, Clara Frances Ferguson of record in Book 5002, page 449, said Register's Office.

This is unimproved ( ) improved (X) property, known as 902 Fatherland 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 our hand s this 27th day of February, 19 91

Melvin A. Cooper

Evelyn Marie Cooper

First Data Systems, Inc 1 800 626-5427

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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 Melvin A. Cooper and wife, Evelyn Marie Cooper

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 27th day of February 19 91

Commission expires November 10, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Melvin A. Cooper and wife, Evelyn Marie Cooper

TO

Lin Soeu and wife, Lim Cheen Soeu

RETURN TO:

LAW OFFICE OF RICHARD WANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

157-10 0173 03/01 0101 CHECK

OFFICIAL RECEIPT

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DAIE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 47000.00
CON TX 155.10
PRFEE 1.00
WDEED 6.00
TOTAL 162.10
CHECK 162.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/91 01 12:30 0001 0243

96262

No. 431083