This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8355 PAGE 472

ADDRESS NEW OWNER:
Thea Srey and Lan Mok Srey
1416 McAlpine Avenue
Nashville, TN 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

MAP AND PARCEL:
MAP 72-4
PARCEL 292
15DZ-21275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Helen T. Toney, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thea Srey and wife, Lan Mok Srey, as tenants by the entirety, 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:

BEING Lot No. 13, Block D, Map of Country Club Estates, of record in Book 843, Page 95, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John E. Toney and wife, Helen T. Toney by deed from W. E. Vaughn and wife, Ezarina Vaughn, of record in Book 1583, Page 218, Register's Office, Davidson County, Tennessee. The said John E. Toney is now deceased.

John E. Toney, Jr. executed this instrument on behalf of Helen T. Toney pursuant to a Power of Attorney which is being placed of record currently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 1199, Page 562, said Register's Office.

This conveyance is subject to Sanitary Sewers and/or Storm Drainage Easement of record in Book 4191, Page 34, said Register's Office.

1 5 6 0 5

MADE IN TENNESSEE REAL ESTATE TRANSFER TAX
MAY 30 3 PM '91

This is improved property known as 1416 McAlpine Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thea Srey and wife, Lan Mok Srey, their heirs and assigns, forever; and we, Helen T. Toney, unmarried, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of May, 1991.

Helen T. Toney
Helen T. Toney

John E. Toney Jr. atty - in fact
By: John E. Toney, Jr., Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John E. Toney, Jr. as Attorney-in-Fact for Helen T. Toney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of May, 1991.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

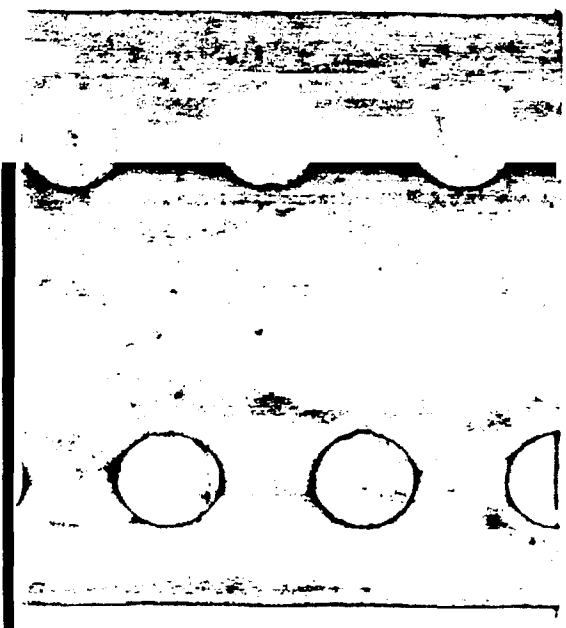
The actual value or consideration, whichever is greater, for this transfer is $ 57,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of May, 1991.

NOTARY PUBLIC
My Commission Expires: 5-22-93 y

3644 05/20 1101 03CHECK 195.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

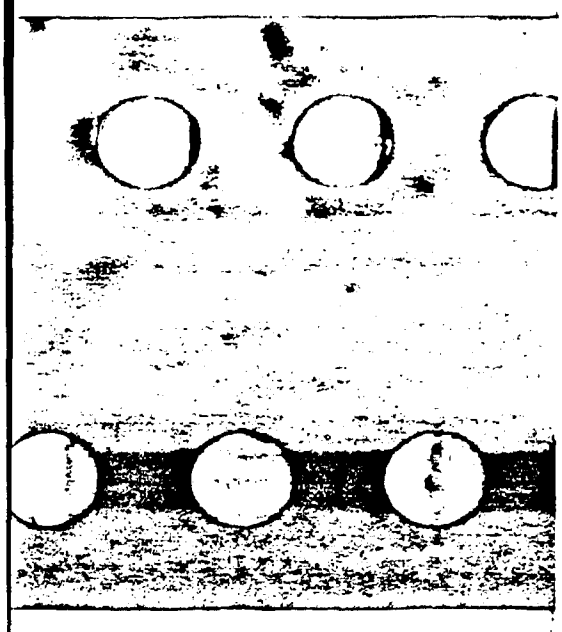
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

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	

05/20/91 01 15:44 0001 3644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



15605.

IDENTIFICATION REFERENCE

Mar 20 3 43 PM '91

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

No. 423233