STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davdison The actual consideration or value whichever is greater, for this transfer is $ ~~68,500.00~~

Subscribed and sworn to before me, this the 28th day of October, 19 91

My commission expires: 9-24-94 (Affix Seal)

Affiant: Supat Kobsombut

Notary Public: Carol Page

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
**TENNESSEE TITLE & TRUST, INC.**
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

| ADDRESS OF NEW OWNER: | | | SEND TAX BILLS TO: MORTGAGEE | | |
|---|---|---|---|---|---|
| Supat Kobsombut | | | First Union Mortgage Corporation | | |
| 311 Sarver Avenue | | | 4300 Six Forks Rd., PO Box 18109 | | |
| Madison, TN 37115 | | | Raleigh, NC 28619 | | |
| STREET ADDRESS | | | STREET ADDRESS | | |
| CITY | STATE | ZIP | CITY | STATE | ZIP |
| MAP & PARCEL NO. | 43-01-214 | 11D93986 | | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Chris Vernon Elder and wife, Valerie Gwen Elder

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Supat Kobsombut, married

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 2 on the Plan of Sarver Square Subdivision, of record in Plat Book 6200 at page 456, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chris Vernon Elder and wife, Valerie Gwen Elder by deed recorded in Book 7056 at page 280, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record.

Grantees herein jointly and severally hereby assume and convenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Chris Vernon Elder and wife, Valerie Gwen Elder and delivered to Cameron-Brown Co. in the amount of Sixty-Two Thousand Nine Hundred Fifty & No/100 Dollars ($62,950.00) dated 11/26/86 , and that certain Deed of Trust, securing said Promissory Note of even date therewith, upon the property conveyed in the Deed, which Deed of Trust is recorded in Book 7056 at page 283 in the Register's Office for Davidson County, Tennessee, including, but not limited to, the obligation to repay the debt.

5.8074.

IDENTIFICATION Oct 30 9 33 AM '91

THIS IS — IMPROVED PROPERTY KNOWN AS 311 Sarver Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 28th day of October, 19 91

Chris V. Elder — Chris Vernon Elder

Valerie D. Elder — Valerie Gwen Elder

State of Tennessee
County of Davidson

BOOK 8474 PAGE 504

On this 28th day of October, 19 91, before me personally appeared Chris Vernon Elder and wife, Valerie Gwen Elder to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My commission expires:
9/24/94

Carol Page
Notary Public
Carol Page

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

1-2509

# WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.

94 10 30 0134 03CHECK 260.45

**OFFICIAL RECEIPT**

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8474 PAGE 505

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 685.00 |
| | | | CAMT | 685.00 |
| | | | ERR | CO |
| | | | CAMT | 685.00- |
| | | | CAMT | 68500.00 |
| | | | CON TX | 253.45 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 260.45 |
| | | | CHECK | 260.45 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8074

IDENTIFICATION REFERENCE

Oct 30 9 33 AM '91

No. 471894