Bot 24

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

BOOK 9018 PAGE 671

ADDRESS NEW OWNER:
Vixiene Siratsa and Bouavanh Siratsa
32 A & B Lutie Street
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation, a Texas Corporation
P.O. Box 353
Louisville, Kentucky 40201-0353

MAP AND PARCEL:
MAP 119-6
PARCEL 326
6DA 14410

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, Randall J. Walker, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vixiene Siratsa and wife, Bouavanh Siratsa, 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 10, Rosewood Estates, Section Three, as recorded in Book 5210, page 1, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Randall J. Walker and wife, Billie Walker , by deed from Administrator of Veterans Affairs, an Officer of the United States of America of record in Book 7628, Page 260, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Randall Walker by Billie Walker of record in Book 8893, page 731, said Register's Office.

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

This conveyance is subject to restrictions of record in Book 5176, Page 649, amended in Book 5264, page 398, said Register's Office.

This conveyance is subject to building setback lines; public utility and drainage easement and utility anchor easements all of record in Book 5210, Page 1, said Register's Office.

This is improved property known as 32 A & B Lutie Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vixiene Siratsa and wife, Bouavanh Siratsa, their heirs and assigns, forever; and we, Randall J. Walker, 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 July, 1993.

Randall J. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Randall J. Walker, Unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 11-3-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 53,500.00.

AFFIANT

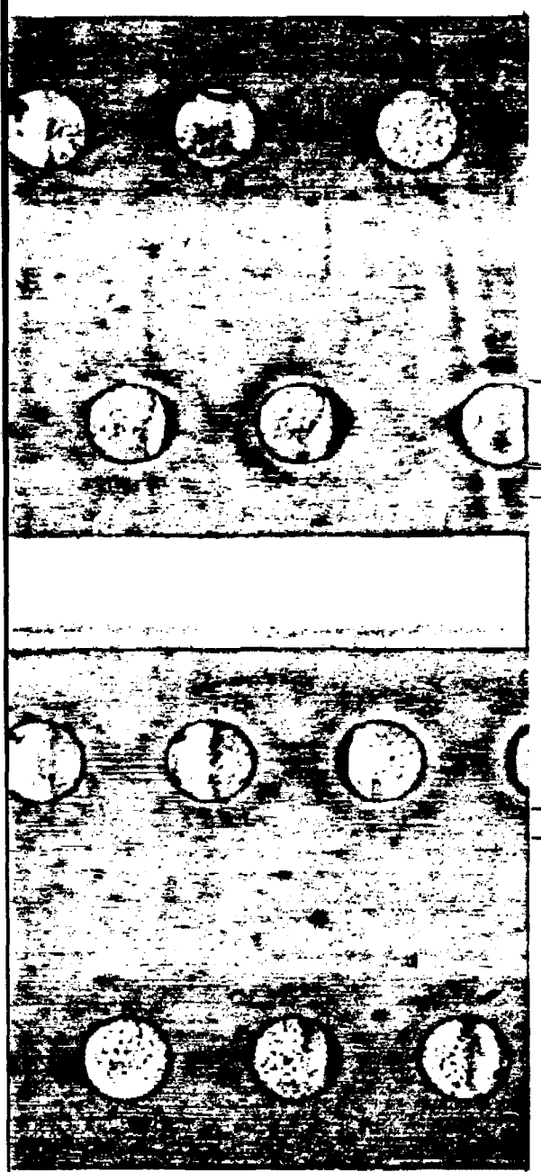
Subscribed and sworn to before me this 16th day of July, 1993.

NOTARY PUBLIC
My Commission Expires: 11-3-96

42612
IDENTIFICATION REFERENCE

93 JUL 20 AM 9:38
TENNESSEE REGISTER
DAVIDSON COUNTY, TN.

5647 07/20 0101 03CHECK 206.95



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

RECEIVED OF _____

FOR _____

BOOK 9018 PAGE 673

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 53500.00
				CON TX 197.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 206.95
				CHECK 206.95
			07/20/93 01	09:38 0001 5647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42612
IDENTIF. ↑ REFERENCE

93 JUL 20 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 676039