FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Sonevilay Chanthavong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July

Notary Public

MY COMMISSION EXPIRES: July 24, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 25 Century Blvd., Suite 202, Nashville, TN. 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonevilay Chanthavong (NAME)	Guaranty Trust Company (NAME)	MAP 72-6
1123 Leland Avenue (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL 268
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133 (CITY) (STATE) (ZIP)	15DA11890

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, Bonnie L. Dickens, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sonevilay Chanthavong and wife, Sherri D. Weaver Chanthavong

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. 70, on the plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, of record in Plat Book 332, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 50 feet on the northerly side of Leland Avenue, and runs back 178 feet on the westerly line and 179 feet on the easterly line to an alley, measuring 50 feet thereon.

BEING the same property conveyed to William Copeland and wife, Dorothy F. Copeland by deed from George H. Patterson and wife, Loretta L. Patterson, of record in Book 3990, Page 328, Register's Office for said County. The said Bonnie L. Dickens received all of Dorothy F. Copeland's interest in the above-described real estate by the provisions of the decedent's Last Will. Said Will of record in Will Book 164, page 84, Davidson County, Tennessee Probate Clerk's Office. The said Dorothy Floranne Copeland, deceased, was an unmarried person at her death, her husband having predeceased her. See also Affidavit of Inheritance of Real Estate of record in Book 7633, page 251, said Register's Office.

FILED FOR REGISTRATION
DAVIDSON COUNTY, TN.
93 JUL 20 PM 12:00

IDENTIFICATION REFERENCE
42754

unimproved ( )
This is improved (X) property, known as 1123 Leland Avenue, 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 my hand this 16th day of July 19 93

Bonnie L. Dickens

Bonnie L. Dickens

BOOK 9019 PAGE 195

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 Bonnie L. Dickens, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 16th day of July, 1993

Commission expires July 24, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF

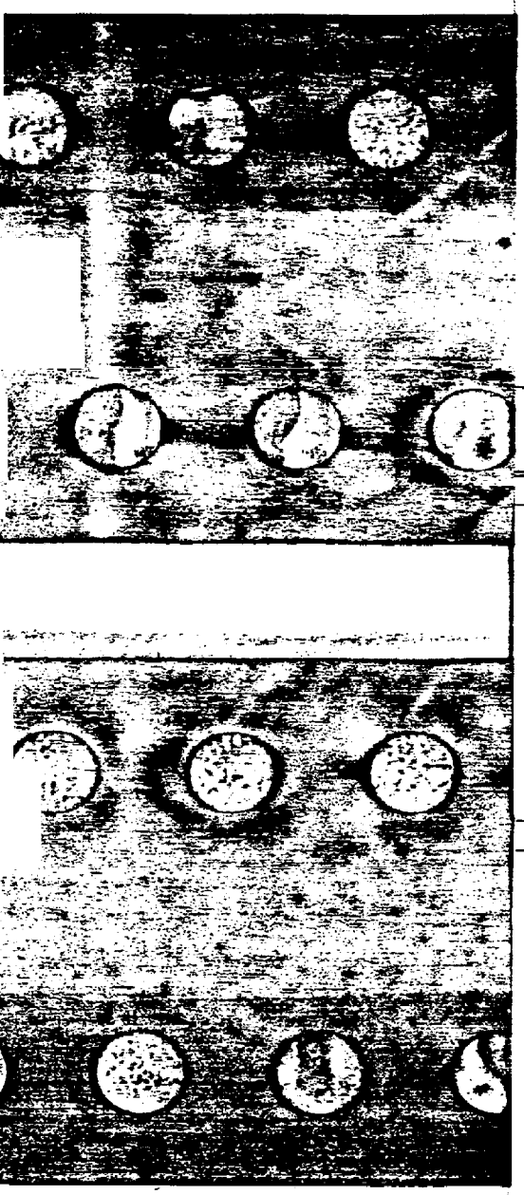
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

5806 07/20 0101 03CHECK 188.60



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

RECEIVED OF _____

FOR _____

BOOK 9019 PAGE 196

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 48000.00	
			CON TX 177.60	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 186.60	
			CHECK 186.60	
			07/20/93 01 12:01 0001 5806	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42754
IDENTIF. & REFERENCE

93 JUL 20 PM 12:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 676195