BOOK 9254 PAGE 765

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Noukane Sounivong]	Attn: Tax Dept.	MAP and PARCEL
[~~110 1/2 Hart Street~~]		60-12-127
[Nashville, TN ~~37210~~]		

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James L. Sands, Sr. and Bonnie Sands, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Noukane Sounivong, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING the east part of Lot No. 13 on the Map of W.H. Dodd's Suburban Home Tract, as of record in Book 161, Page 16, Register's Office for said county.

Said part of Lot No. 13 fronts 61 feet, more or less, on the south side of Hart Street and extends back between lines 357.6 feet on the easterly line and 342 feet, more or less, on the westerly line to the north line of Lot No. 12 on which it measures 61 feet, more or less, excluding, however, any land that may be within the bounds of Hart Street as widened.

BEING the same property conveyed to James L. Sands, Sr. and wife, Bonnie Sands by deed from James Leonard Sands, Jr. and wife, Julia Lucille Sands, of record in Book 5182, Page 416, said Register's Office. See also Book 5091, Page 719, said Register's Office.

This is UNIMPROVED property with a common address of 110 1/2 Hart Street, Nashville, TN 37210.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 161, Page 16, said Register's office and all matters therein; 3) Temporary Construction Easement of record in Book 5604, Page 124, said Register's Office; 4) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4154, Page 94, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $7,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 18th day of February, 1994.]
[ ]
[My Commission Expires: 9/23/94 Notary Public]

NOTARY PUBLIC AT LARGE TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **18th** day of **February, 1994.**

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/James L. Sands Sr/
James L. Sands, Sr.

/Bonnie Sands/
Bonnie Sands

7701 02/22 0101 03CHECK 34.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James L. Sands, Sr. and Bonnie Sands, husband and wife** , with whom I am personally acquainted, or who 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 **18th** day of **February, 1994.**

/Cindy S.
Notary Public
My Commission Expires: 7/25/94

File No. 9402-039

19727
IDENTIF. ↑ REFERENCE

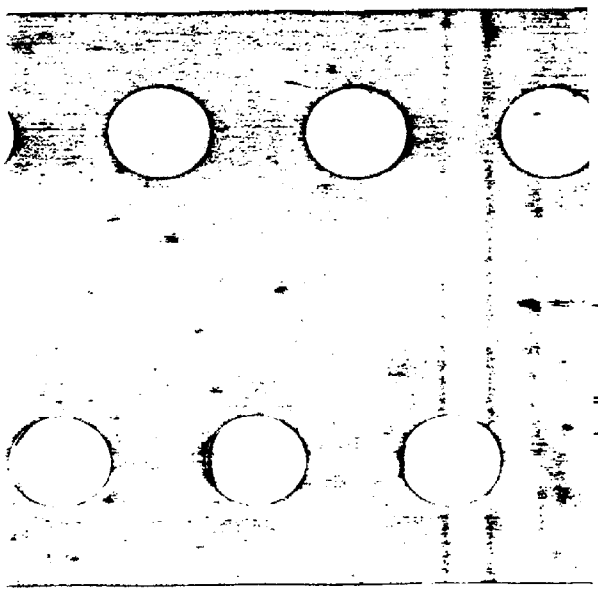
94 FEB 22 PM 12:15
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

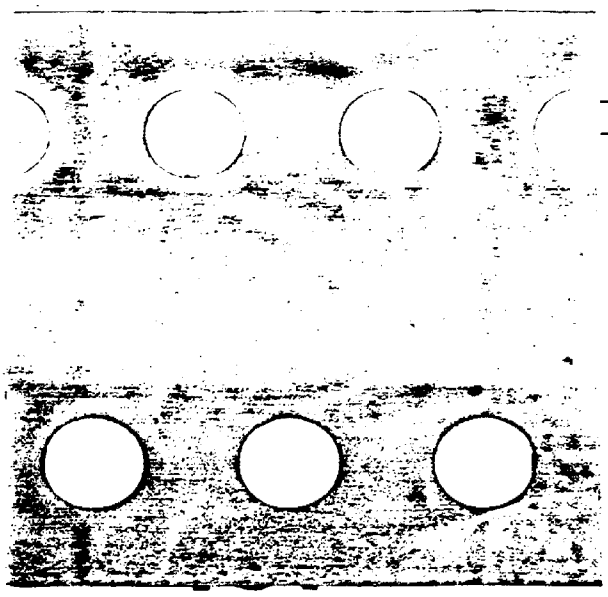
BOOK 9254 PAGE 770

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	7000.00
CON TX	25.90
PRFEE	1.00
WDEED	8.00
TOTAL	34.90
CHECK	34.90

02/22/94 01 12:16 0001 7701



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19727
IDENTIF. ← REFERENCE

94 FEB 22 PM 12: 15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 758600