95517

REFERENCE

94 MAY 12 PM 1:35

PICK-UP

BOOK 9343 PAGE 424

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

X Khamphy Phommasenh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 1994.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Pho: 244-7631
Spiller Campbell, Jr., Atty., 504 Stahlman Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.& Ms. Khamphy Phommasenh (NAME)	Same address as to the left (NAME)	Map 71-8
2712 DICKERSON Rd., Lot 39 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 008
NASHVILLE TN. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12 DZ 05615

FOR AND IN 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, Graham D. Sims. Marion Werner Smith and Ann Gist,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Khamphy Phommasenh and wife, Sivanh Phommasenh,

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:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Being the northerly part of Lot No. 123 on the Map of J. B. Haynie's Oriental subdivision, as of record in Book No. 161, Pages 26, 27, Register's Office for said County, said part of Lot No. 123, being described by a survey by Bruce Rainey & Assoc., Land surveyors, RLS No. 823, dated November 8, 1993, as follows:

Beginning at an existing iron pin located in the northly margin of Queen Avenue at the southwest corner of Lot No. 122, said pin being located 289 feet, more or less from Jones Circle; thence South 61° 09' 05" West 110.73 feet with said margin of Queen Ave., to an iron pin, southeast corner of Lot No. 124; thence, leaving said margin, North 03° 54' 58" West 114.99 feet, with the easterly margin of Lot No. 124, to an iron pin in the south margin of a 10 feet alley; thence North 86° 03' 46" East 100.54 feet, with the south margin of said alley, to an existing iron pin; thence, leaving the margin of said alley, South 03° 48' 51" East 68.34 feet, with the west line of Lot No. 122, to the beginning.
Being the same property devised to Graham D. Sims, Marion Werner Smith and Ann Gist by the will of Myra Huddleston, dec'd., of record in Will Book 171, Page 512, Probate Clerk's Office for said County, and by the will of Eva D. Sims, Dec'd., a certified copy of said will filed of record in Book6746, page973, said Register's Office.

Taxes for 1994 have been prorated and will be paid by grantees herein. The spouses of the grantors join in this instrument for the sole purpose of conveying any marital interest they may have in said realty.

unimproved (X) This is improved ( ) property, known as 361 Queen Ave., Nashville, Tenn. 37207
(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 our hands this 30 6th day of April MAY, 1994

Ann Gist
Marion S. Smith
Myra L. Huddleston

Dera L. Sims
Graham D. Sims

BOOK 9343 PAGE 425

STATE OF ~~COLORADO~~ WYOMING

~~Arapahoe~~ PARK County

Personally appeared before me, Ann Gist & James Gist, a Notary Public in and for said County and State, the within named Ann Gist and husband, James Gist, -

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 instrument for the purpose therein contained.

Witness my hand and official seal at ~~Aurora~~ Cody, ~~Co~~ Wy, this 6th day of May, 1994

Notary Public.

Commission Expires 12-1-96

STATE OF MONTANA

Yellowstone County

Personally appeared before me, Graham D. Sims & Vera D. Sims, a Notary Public in and for said County and State, the within named Graham D. Sims, and wife, Vera D. Sims, -

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 instrument for the purpose therein contained.

Witness my hand and official seal at Billings, Mt. this 30 day of April, 1994

NOTARY PUBLIC for the State of Montana
Residing at Billings Montana

Notary Public.

Commission Expires My Commission Expires Oct. 22, 1997

STATE OF WYOMING

Park County

Personally appeared before me, Marion Werner Smith & Charles Smith, a Notary Public in and for said County and State, the within named Marion Werner Smith and husband, Charles Smith, -

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 instrument for the purpose therein contained.

Witness my hand and official seal at Cody, Wy. this 6th day of May, 1994

Notary Public.

Commission Expires 12-1-96

WARRANTY DEED

FROM

Graham D. Sims et al

TO

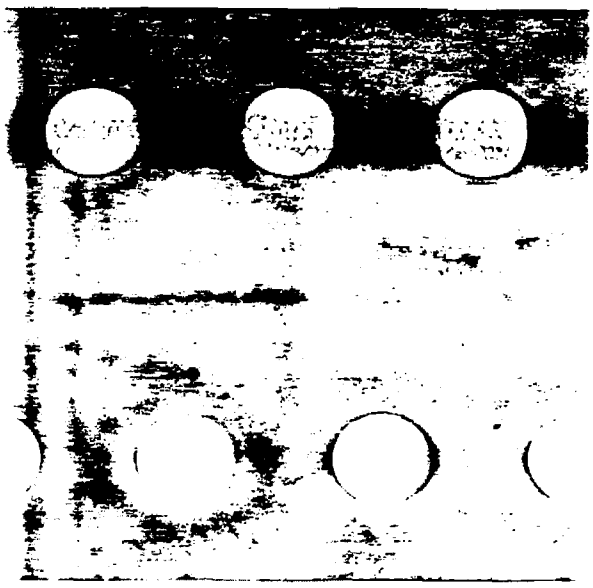
Khamphy Phommasenh et ux

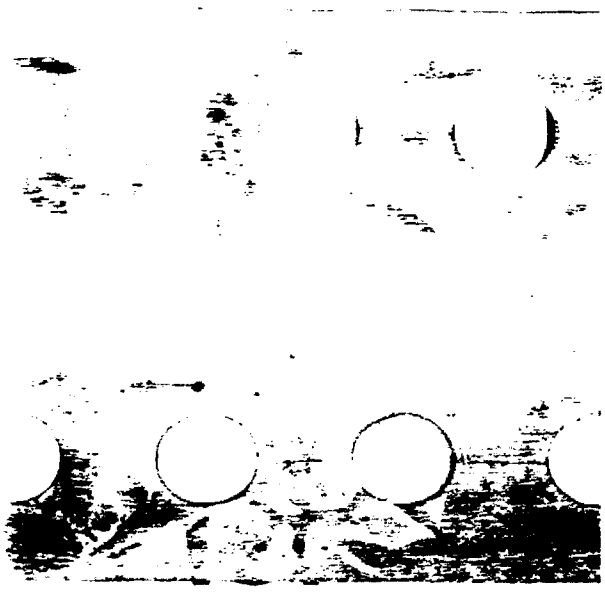
7468 05/12 0101 03CHECK 27.50

Attorneys Title Company

Titles Guaranteed

NASHVILLE, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9343 PAGE 426

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	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	8.00
TOTAL	27.50
CHECK	27.50

05/12/94 01 13:35 0001 5468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49517

IDENTIFICATION REFERENCE

94 MAY 12 PM 1:35

REGISTER
DAVIDSON COUNTY

No. 790505