BOOK 9393 PAGE 612

This Instrument Prepared By:
Farris, Warfield & Kanaday
17th Floor, Third National Bank Building
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Xay Kittirath and Vone Kittirath
4725 Volunteer Drive
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
BarclaysAmerican/Mortgage Corporation
5032 Parkway Plaza Boulevard
Charlotte, NC 28217

MAP AND PARCEL:
MAP 149-5
GROUP
PARCEL 116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Apon Moskovitz, formerly known as Apon Turner, Married, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Xay Kittirath and wife, Vone Kittirath ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee being Lot No. 100 on the Plan of Section Three, Terragon Trails Subdivision of record in Book 5050, page 43, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Apon Turner by Warranty Deed from Patrice L. Godwin of record in Book 5378, page 321, Register's Office for Davidson County, Tennessee. The said Apon Turner has since married and is now known as Apon Moskovitz.
>
> The subject property is not the principal residence of Apon Moskovitz or her husband, Marvin L. Moskovitz.
>
> This description is the same as that in the prior deed.
>
> This is improved property known as 4725 Volunteer Drive, Antioch, TN 37013.
>
> This conveyance is made subject to:
>
> 1. Real Property Taxes for the 1994 and any and all subsequent years.
> 2. All matters on the Plan of record in book 5050, page 43, said Register's Office.
> 3. Restrictive Covenants in Book 5116, page 138, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that Grantor herself lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind myself, my heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors 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 my hand this the 29th day of June, 1994.

Apon Moskovitz

Apon Moskovitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Apon Moskovitz, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of June, 1994.

Dana L. Kennedy

NOTARY PUBLIC

My Commission Expires: 3-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $48,000.00.

Apon Moskovitz

AFFIANT

Subscribed and sworn to before me this 29th day of June, 1994.

Dana L. Kennedy

NOTARY PUBLIC

My Commission Expires: 3-22-97

66481

IDENTIF. & REFERENCE

94 JUN 30 PM 1:04

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2012 06/30 1101 03CHECK 186.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9393 PAGE 614

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

06/30/94 01 13:05 0001 2012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

664811

IDENTIFY A REFERENCE

94 JUN 30 PM 1:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 808677