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This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9435 PAGE 383

ADDRESS NEW OWNER:
Vanee Wongsurawat
Vaew Jon Wongsurawat
104 Brattlesboro Drive
Nashville, TN 37204

MORTGAGEE:

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 132-9A
GROUP
PARCEL 10

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, Robert H. Magruder, III, and wife, Susan G. Magruder, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vanee Wongsurawat, married, and son, Vaew Jon Wongsurawat, unmarried, as joint tenents with right of survivorship, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 104 on the plan of Brattlesboro Condominiums, of record in Book 5800, pages 225 & 226, Register's Office for said County.

Being the same property conveyed to Robert H. Magruder, III, by deed from Daniel S. Surface and wife, Aileen R. Katcher Surface, of record in Book 6990, page 594, Register's Office, Davidson County, Tennessee.

This is improved property known as 104 Brattlesboro Drive, Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vanee Wongsurawat, married, and son, Vaew Jon Wongsurawat, unmarried, their heirs and assigns, forever; and we, Robert H. Magruder, III, and wife, Susan G. Magruder, 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.

94 AUG 12 AM 9:27
REGISTER
DAVIDSON COUNTY, TN.

80702
IDENTIF. & REFERENCE

Susan G. Magruder hereby joins in this conveyance to transfer any marital right, title or interest she may have in said property to the Grantees.

Witness our hands this the 8th day of August, 1994.

Robert H. Magruder III

Susan G. Magruder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert H. Magruder, III, and wife, Susan G. Magruder, 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 Brentwood, Tennessee, this the 8th day of August, 1994.

NOTARY PUBLIC

THOMAS I. BITTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 85,000.00.

AFFIANT

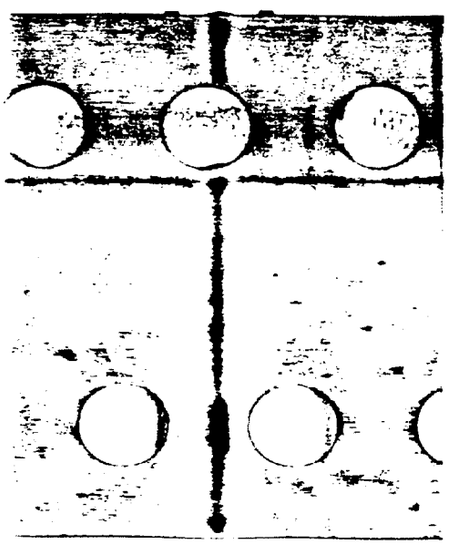
Subscribed and sworn to before me this 8th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

THOMAS I. BITTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.

7369 08/12 0101 03CHECK 323.50



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

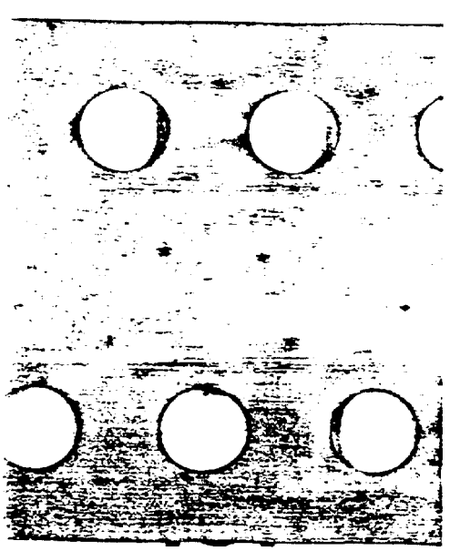
RECEIVED OF _____

FOR _____

BOOK 9435 PAGE 385

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	85000.00
CON TX	314.50
PRFEE	1.00
RFEE	8.00
TOTAL	323.50
CHECK	323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/12/94 01 09:27 0001 7369

80702
IDENTIF. ↑ REFERENCE

94 AUG 12 AM 9:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 823837