File Box #24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9438 PAGE 477

ADDRESS NEW OWNER:
Ngakham Phothipangna and Sinouane Phothipangna
104 Benzing Road
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank
P. O. Box 3137
Memphis, TN 38173-0137

MAP AND PARCEL:
MAP 162-7
PARCEL 151
5DU-33642

WARRANTY DEED

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, Hao Van Trinh, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ngakham Phothipangna and wife, Sinouane Phothipangna, as tenants by the entirety, 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. 6, Section Seven, Antioch Park, of record in Book 5200, Page 87, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Hao Van Trinh and wife, Ly Thi Hom, by deed from W. L. Bainbridge, III and wife, Josephine G. Bainbridge of record in Book 5399, Page 300, Register's Office for Davidson County, Tennessee. The said Ly Thi Hom is now deceased.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5351, Page 111, said Register's Office.

This conveyance is subject to public utility and drainage easement; overhang easement; and minimum building setback line of record in Book 5200, Page 87, said Register's Office.

This is improved property known as 104 Benzing Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ngakham Phothipangna and wife, Sinouane Phothipangna, their heirs and assigns, forever; and we, Hao Van Trinh, unmarried 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.

Witness our hands this the 15th day of August, 1994.

Hao Van Trinh
Hao Van Trinh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Hao Van Trinh, unmarried 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 Nashville, TN 37217, this the 15th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 46,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of August, 1994.

NOTARY PUBLIC
My Commission Expires: 11/3/96

81806
IDENTIF. ↑ REFERENCE

94 AUG 17 AM 8:28
REGISTER
DAVIDSON COUNTY, TN.

8581 08/17 0101 03CHECK 179.20

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

RECEIVED OF _____

FOR _____

BOOK 9438 PAGE 479

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 46000.00
				CON TX 170.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 179.20
				CHECK 179.20
08/17/94	01			08:28 0001 8581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81806
IDENTIF. # REFERENCE

94 AUG 17 AM 8:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 825036