33A

STATE OF TENNESSEE
COUNTY OF Davidson
3070-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,998.88

PANY LOUANGLATH
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 19 94.

Lynda Kaye Jones
Notary Public Lynda Kaye Jones

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phila Louanglath	First Union Mortgage Corporation	119-6-305
(NAME)	(NAME)	
12 A & B Lutie Street	10 South Jefferson Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37210	Roanoke, Virginia 24011	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Tom C. Essary and George F. Pierce, Jr.

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phila Louanglath and Pany Louanglath, married

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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Rosewood Estates, Section 2, as of record in Plat Book 4955, Page 125, Register's Office for said County, to which plan reference is herein made for a more complete description.

BEING the same property conveyed to Tom C. Essary and George F. Pierce, Jr. by deed from Alice Morris and husband, Frank Morris and Helen L. Pettit, filed of record in Book 6614, page 682, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6502, page 475, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantors herewith.

Cathy H. Pierce, spouse of George F. Pierce, Jr. and Kathy M. Essary, spouse of Tom C. Essary, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

This is improved property known as 12 A & B Lutie Street, Nashville, Tennessee 37210

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 their hands this 8th day of September, 19 94.

Tom C Essary
Tom C. Essary

Kathy Essary
Kathy M. Essary

George F Pierce Jr
George F. Pierce, Jr.

Cathy H. Pierce
Cathy H. Pierce

3070-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Tom C. Essary and wife, Kathy M. Essary and George F. Pierce, Jr. and wife, Cathy H. Pierce 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 purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 8th day of September, 1994.

My commission expires 5/23/98

Lynda Kaye Jones
Notary Public Lynda Kaye Jones

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

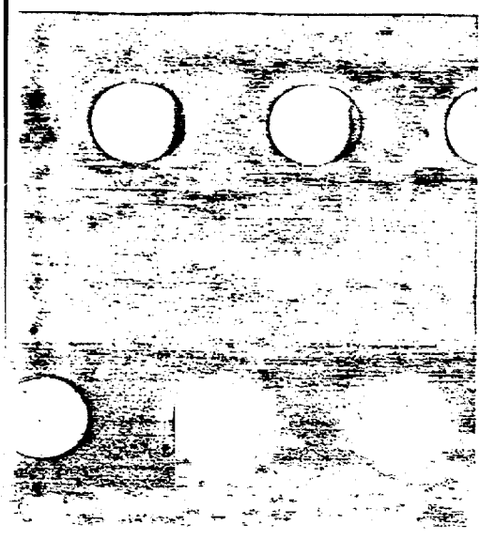
3310 09/14 0101 03CHECK 186.60

90789
IDENTIF. ↑ REFERENCE

94 SEP 14 AM 10:42

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9464 PAGE 623

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	47998.38
CON TX	177.60
PRFEE	1.00
WDEED	8.00
TOTAL	186.60
CHECK	186.60

09/14/94 01 10:41 0001 9310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90789
IDENTIF. ↑ REFERENCE

94 SEP 14 AM 10:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 834641