BOOK 9543 PG 204

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 19 94

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Langsy Aphayavong	Columbia National, Incorporated	MAP 148-7
(NAME)	(NAME)	
109 Luna Drive	P.O. Box 3050	PARCEL 6
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Columbia, MD 21045-6050	05DU-15852
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Albert Swaner, Jr. and wife, Andrea Susan Rodgers Swaner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Langsy Aphayavong and wife, Ketudone Aphayavong

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. 513 on the Plan of Cherokee Hills, Section V, as of record in Book 3500, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 513 fronts 70.0 feet on the southerly margin of Luna Drive and extends back 179.7 feet on the easterly line and 166.7 feet on the westerly line to a rear line, which measures 82.2 feet.

BEING the same property conveyed to Albert Swaner, Jr. and wife, Andrea Susan Rodgers Swaner by deeds from Donald R. Rich and wife, Patsy H. Rich of record in Book 5126, Page 704, from Fairy Jacquelyn Matthews Swaner Taylor of record in Book 7924, Page 61, from James Earl Swaner and wife, Judith Carol Swaner of record in Book 7924, Page 64, from Mary Frances Smith and husband, Calvin Wesley Smith of record in Book 7924, Page 66, and from Margaret Louise Williams and husband Anthony Lee Williams of record in Book 7924, Page 68, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3882, Page 852, Register's Office for said County.

94 DEC 12 AM 10:14
REGISTER
DAVIDSON COUNTY, TN.

16414
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 109 Luna Drive, Nashville, TN 37211
(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 hand s this 7th day of December, 19 94

Albert Swaner, Jr.

Andrea Susan Rodgers Swaner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9543PG205

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert Swaner, Jr. and wife, Andrea Susan Rodgers Swaner

the bargainor S, 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 7th day of December, 1996.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

21.52 12/13 0101 03:CHECK

68.00

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



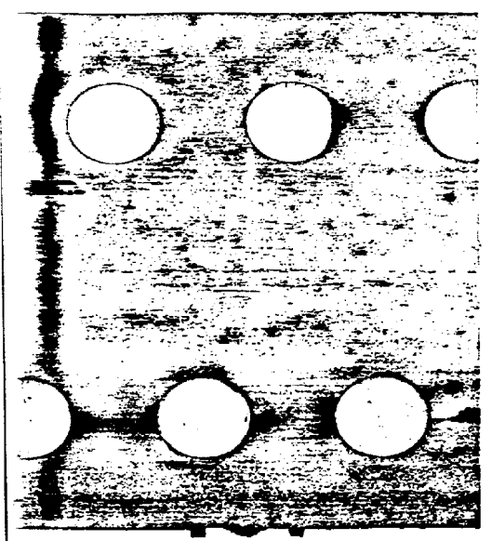
RECEIVED OF _____

FOR _____

BOOK 9543 PG 206

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 70000.00
CON TX 259.00
PRFEE 1.00
MDEED 8.00
CHECK 268.00 268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/94 01 10:15 0001 2162

16414
IDENTIFICATION REFERENCE

94 DEC 12 AM 10:14

REGISTER
DAVIDSON COUNTY, TN.

No. 862131