BOOK 9590 PG 554

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kham Xaykosee	Mortgage Service America Co.	119-2
(NAME)	(NAME)	
97 Oriel Avenue	1650 Tyson Boulevard	173
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	McLean, VA 22102	6DA 15481
(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, Estate of Robert J. Lesikar, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kham Xaykosee, unmarried

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. 37 on the Plan of Glenrose Subdivision of record in Plat Book 1424, Page 142, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert J. Lesikar and wife, Annie L. Kesikar by deed of record in Book 2086, Page 267, and vested in Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

95 FEB -7 PM 3:04
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
32489

unimproved ( )
This is improved (XX) property, known as 97 Oriel Avenue, Nashville, TN 37210
(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 my hand this 3rd day of February 1995

Estate of Robert J. Lesikar, Sr.

By: Robert J. Lesikar, Jr. Exr

Robert J. Lesikar, Jr. Executor

DGTN01WC

STATE OF TENNESSEE

COUNTY OF

BOOK 9590 PG 555

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert J. Lesikar, Jr.

and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor

and _____ respectively of the Estate of Robert J. Lesikar, Sr.

the within named bargainor, and corporation, and that he as such Executor

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 Robert J. Lesikar, Jr.

as such Executor, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at Nashville Tenn. on this the 3rd day of February 19 95 .

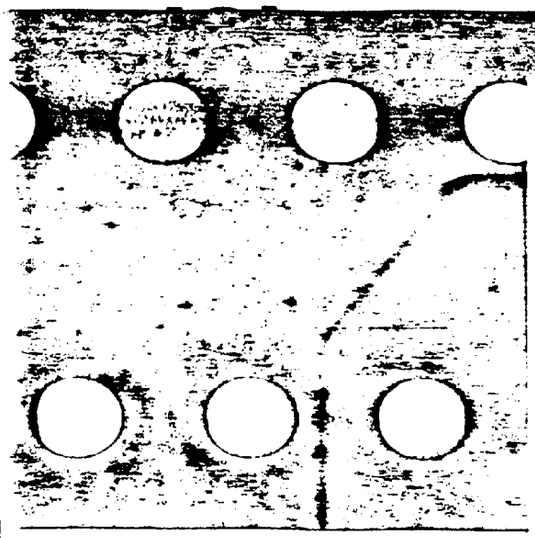
My commission expires October 9, 1995

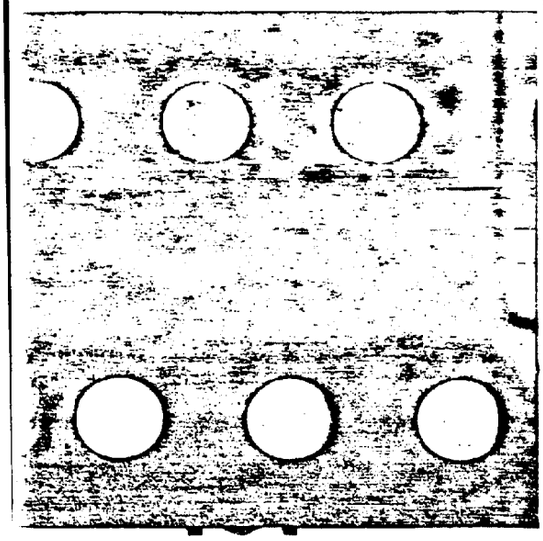
Carol Wood
Notary Public

1995 02/07 0101 93CHECK

249.31

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 9590 PG 556

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	64950.00
CON TX	240.31
PRFEE	1.00
WDEED	8.00
TOTAL	249.31
CHECK	249.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9903

32489
IDENTIF. # REFERENCE

95 FEB -7 PM 3:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 879640