SCB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9630 PG 110

ADDRESS NEW OWNER:
Phetthaboun Boupharath and Vilaychith Boupharath
429 Tampa Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chemical Residential Mortgage Corporation
200 Old Wilson Bridge Road
Worthington, OH 43085

MAP AND PARCEL:
MAP 133-12
GROUP
PARCEL 69

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, Bruce Von Almen and wife, Tammy K. Von Almen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phetthaboun Boupharath and wife, Vilaychith Boupharath, 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. 84 on the Plan of Windsor Park, of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bruce Von Almen and wife, Tammy K. Von Almen by deed from Scott Bastoky and wife, Rhonda Bastoky, as of record in Book 7896, page 699, Register's Office for Davidson County, Tennessee.

This is improved property known as 429 Tampa Drive, Nashville, TN 37211.

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

1. Subject to 1995 property taxes which are not yet due and payable.
2. Restrictive covenants of record in Book 3251, page 18, as amended in Book 3816, page 784, said Register's Office.
3. All matters as shown on the plan of record in Book 3600, page 64, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phetthaboun Boupharath and wife, Vilaychith Boupharath, their heirs and assigns, forever; and we, Bruce Von Almen and wife, Tammy K. Von Almen, 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 23rd day of March, 1995.

Bruce Von Almen

Tammy K. Von Almen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bruce Von Almen and wife, Tammy K. Von Almen, 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, Tennessee, this the 23rd day of March, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4911 03/29 0101 03CHECK 321.65

The actual value or consideration, whichever is greater, for this transfer is $ 84,500.00.

3/23/95

AFFIANT

Subscribed and sworn to before me
this 23rd day of March, 1995.

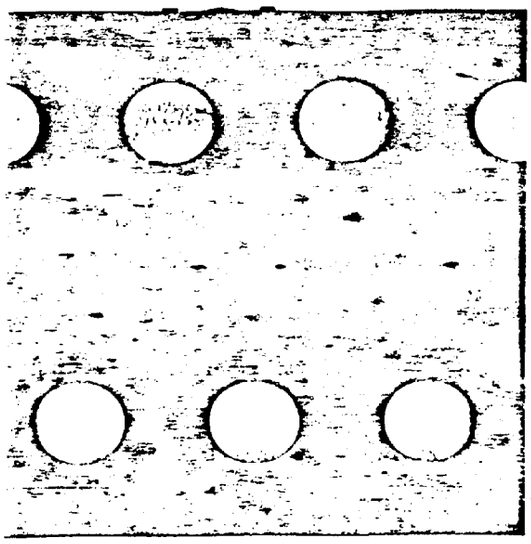
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

46116
IDENTIF. & REFERENCE

95 MAR 29 AM 11:24
FELIA ... REGISTER
DAVIDSON COUNTY, TN.



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

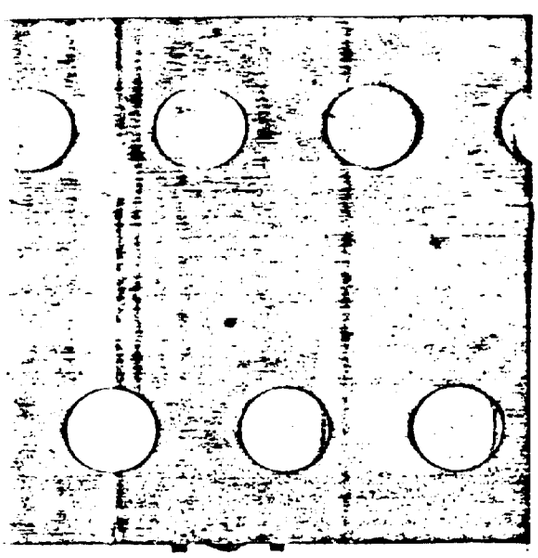
RECEIVED OF _____

FOR _____

BOOK 9630 PG 112

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	84500.00
CON TX	312.65
PRFEE	1.00
WDEED	8.00
TOTAL	321.65
CHECK	321.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/95 01 11:25 3001 4911

461116
IDENTIF. REFERENCE
95 MAR 29 AM 11:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 894459