50-B

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

BOOK 9695 PG 715

ADDRESS NEW OWNER:
Feriq A. Tayip and Fezile F. Aziz
409 Benita Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Columbia National, Incorporated
P.O. Box 3050
Columbia, Maryland 21045-6050

MAP AND PARCEL:
MAP 133-12
GROUP
PARCEL 12

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, Saykham Phandanouvong and wife, Sisouphan Phandanouvong, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Feriq A. Tayip and Fezile F. Aziz, 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. 9 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 Saykham Phandanouvong and wife, Sisouphan Phandanouvong by deed from Donna L. Akey, unmarried, as of record in Book 7213, page 817, Register's Office for Davidson County, Tennessee.

This is improved property known as 409 Benita 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 Metropolitan Government 1995 property taxes and subsequent years thereafter.
2. 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 Feriq A. Tayip and Fezile F. Aziz, their heirs and assigns, forever; and we, Saykham Phandanouvong and wife, Sisouphan Phandanouvong, 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 1st day of June, 1995.

Saykham Phandanouvong
Saykham Phandanouvong

Sisouphan Phandanouvong
Sisouphan Phandanouvong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Saykham Phandanouvong and wife, Sisouphan Phandanouvong, 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 1st day of June, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 71,000.00.

FERIQ A TAYIP
AFFIANT

Subscribed and sworn to before me this 1st day of June, 1995.

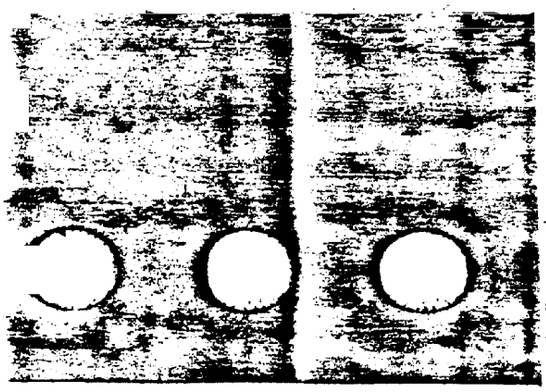
NOTARY PUBLIC
My Commission Expires: Nov. 20, 1996

95 JUN -8 PM 3:33
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0068281
IDENTIF. & REFERENCE

7254 06/08 0101 03CHECK 271.70

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



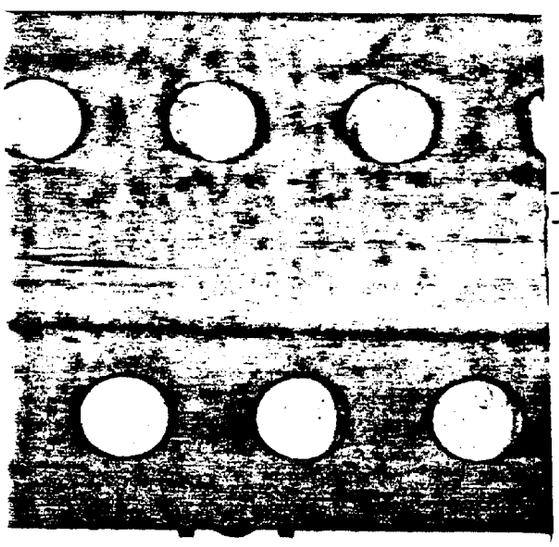
RECEIVED OF _____

FOR _____

BOOK 9695 PG 717

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 71000.00
CON TX 262.70
PRFEE 1.00
MTGTX 8.00
TOTAL 271.70
CHECK 271.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/08/95 01 15:36 0001 9254

0068281
IDENTIF. ↑ REFERENCE

95 JUN -8 PM 3:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 918526