File Box 7
3347/

BOOK 9697 PG 733

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

X Khamphaeng Philakone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF May 19 95

ALAN D. MAZER NOTARY PUBLIC STATE OF TENN. AT LARGE

Notary Public

MY COMMISSION EXPIRES: 7/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khamphaeng Philakone (NAME)	Pacific Southwest Bank (NAME)	107-5-60
1915 Dabbs Ave. (ADDRESS)	4144 N. Central EXPWY.,STE.160 (ADDRESS)	2DA 52730
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (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 Zera S. Cotton, deceased by Sandra Cotton Demonbreun and George M. Cotton, Jr., being all of the heirs at law and the sole devisees.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Khamphaeng Philakone and wife, Sinouan Philakone

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. 90 on the Plan of Bel-Air Subdivision, Section I, as of record in Book 2900, Pgae 28, Register's Office for said County.

SAID Lot No. 90 fronts 63 feet on the southerly side of Dabbs Avenue and runs back 80 feet on its west line and 131 feet on its east line, to a dead line in the rear measuring 81.1 feet thereon.

BEING the same property conveyed to George M. Cotton and wife, Zera S. Cotton by deed from Don W. Anderson of record in Book 5582, Page 915, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

George M. Cotton has since died, Zera S. Cotton died later, leaving Sandra Demonbreun and George Cotton, Jr. as the sole heirs at law. Mazel L. Cotton and Daryl R. Demonbreun, spouses, join in to convey whatever interest they might have, and Daryl R. Demonbreun joins in as the Executor of the Estate of Zera S. Cotton.

0062 06/12 0101 03CHECK 227.30

unimproved ( )
This is improved (X) property, known as 1915 Dabbs Ave., Nashville, TN 37217
(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 26th day of May 19 95

Sandra Demonbreun Heir
George M. Cotton, Jr. by Sandra Demonbreun ATTY-IN-FACT
Estate of Zera S. Cotton
Daryl Demonbreun by Sandra Demonbreun, ATTY-IN-FACT
Mazel L. Cotton by Sandra Demonbreun ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9697 PG 734

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Demoubreun and husband Daryl R. Demoubreun

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 26th day of May 1995.

Commission expires 7/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Alan D. Mazel a Notary Public within and for the State and County aforesaid, personally appeared Daryl R. Demoubreun and with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Executor and respectively of the Estate of Zera S. Cotton, dec. the within named bargainor, 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 Daryl R. Demoubreun as such Executor, and attesting the same by the said as such.

Witness my hand and official seal at office at Nashville, TN on this the 26th day of May 1995.

My commission expires 7/25/98

Notary Public

95 JUN 12 PM 1:32
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0069042

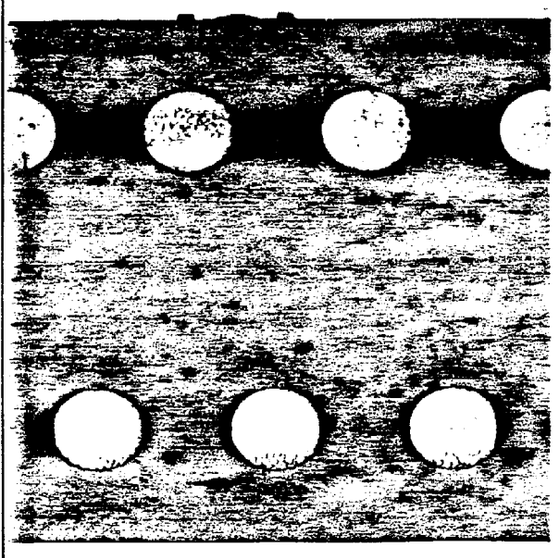
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

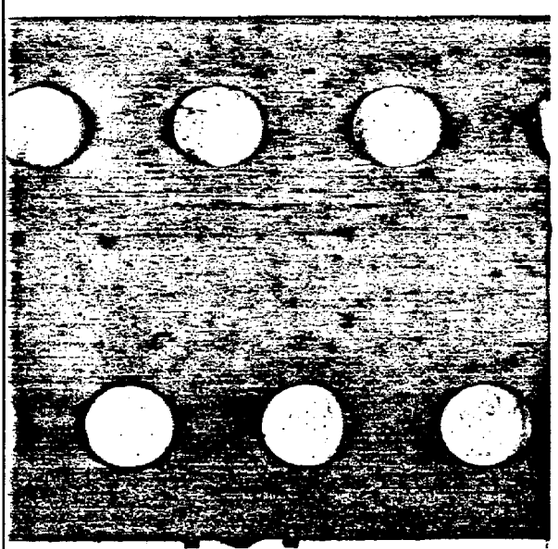
On this the 26th day of May, 1995, before me personally appeared Sandra Demoubreun, to be known to the person who executed the foregoing instrument in behalf of George M. Cotton Jr et ux Mazel L. Cotton as his/her/their attorney-in-fact, and acknowledged that he/she/they executed the same as the free act and deed of the said George M. Cotton Jr et ux Mazel L. Cotton, as though he/she/they personally had acted.

WITNESS my hand and official seal at Nashville TN.
This the 26 day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 7/25/98





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

RECEIVED OF _____

FOR _____

BOOK 9697 PG 735

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	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	8.00
TOTAL	227.30
CHECK	227.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 0062

0069042
IDENTIF. ↑ REFERENCE

95 JUN 12 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 919319