WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
David J. Colella (NAME)	Churchill Mortgage Corporation (NAME)	133-12
402 Benita Drive (ADDRESS)	761 Old Hickory Blvd., Suite 203 (ADDRESS)	47
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	SDU 9703

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, Khamtanh Phengnoi and wife, Onekeo Phanthalansy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Colella and Anthony J. Colella

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. 109 on the Plan of Windsor Park Subdivision, as of record in Book 3600, page 64, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Khamtanh Phengnoi and wife, Onekeo Phanthalansy by deed from Clifton C. Williams and wife, Gloria P. Williams of record in Book 9087, page 219, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3792, page 445, and Book 3816, page 784, said Register's Office.

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

007647 IDENTIF. ↑ REFERENCE

95 JUL -6 AM 8:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8271 07/06 0101 03CHECK 305.00

unimproved ( )
This is improved (X) property, known as 402 Benita 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 30th day of June, 19 95

Khamtanh Phengnoi
Khamtanh Phengnoi

Onekeo Phanthalansy
Onekeo Phanthalansy

BOOK 9722PG897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Khamtanh Phengnoi and wife, Onekeo Phanthalangsy

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 Brentwood, Tennessee, this 30th day of June, 1995

Commission expires July 27, 1996

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE LINDA S. HARRIS

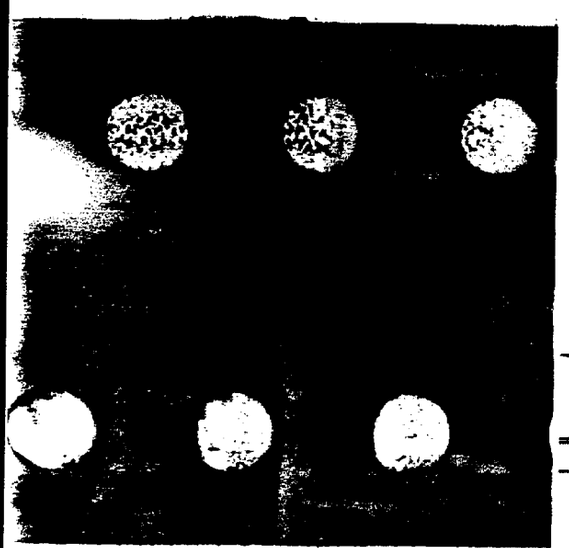
STATE OF TENNESSEE
COUNTY OF

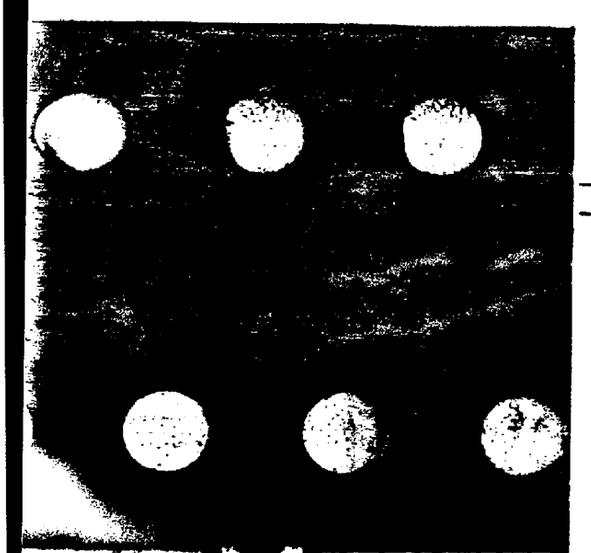
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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

RECEIVED OF _____

FOR _____

BOOK 9722 PG 893

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

07/06/95 01 08:12 0001 8271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076474
IDENTIF. ↑ REFERENCE

95 JUL -6 AM 8:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927414