BOOK 9738 PG 405

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,220.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 95

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ackhasone Philavarn (NAME)	Union Planters Mortgage Company (NAME)	MAP 83-15
2809 Noonan Drive (ADDRESS)	P.O. Box 3137 (ADDRESS)	PARCEL 99
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (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, Anita Jane Tidwell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ackhasone Philavarn and wife, Faith Philavarn

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:

BEING Lot No. 114, on the plan of Fortland Park, Section I, of record in Plat Book 2663, Page 61, corrected in Book 2799, Page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 75 feet on the easterly side of Noonan Drive and extends back between lines 153.6 feet on the northeasterly side and 178.5 feet on the southwesterly side to a line in the rear on which it measures 105.5 feet thereon.

BEING the same property conveyed to Anita Jane Tidwell by deed from Sam F. Riggan and wife, Ruby M. Riggan, of record in Book 8220, Page 334, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2753, Page 612 amended in Book 3431, Page 100, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Anita Jane Tidwell, unmarried, to Vaden Lackey, Jr., Trustee, for Fidelity Federal Bank, a Federal Savings Bank, dated October 18, 1990, and filed for record in Book 8220, Page 337, Register's Office for said County, with an unpaid principal amount of approximately $ 68,220.69, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 2809 Noonan Drive, Nashville, TN 37206
(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 20th day of July, 19 95

Anita Jane Tidwell

Anita Jane Tidwell

K 9738

BOOK 9738 PG 406

STATE OF GEORGIA
COUNTY OF Emanuel

Personally appeared before me, the undersigned
said County and State, the within named Anita Jane Tidwell, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville
_____, Tennessee, this 20th day of July 19 95.

Commission expires July 13, 1997

Janice Jenkins Lively
Notary Public

JANICE T. LIVELY NOTARY PUBLIC EMANUEL COUNTY, GA My Comm. Exp. July 13, 1997

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

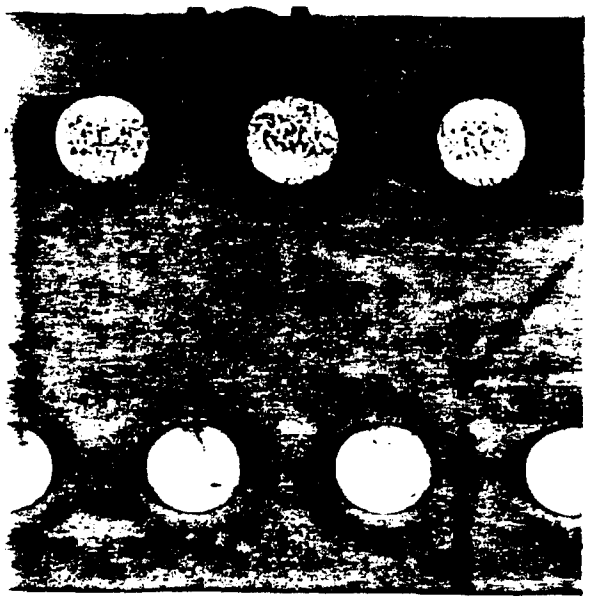
95 JUL 24 PM 1:25

000630

261-34

3955 07/24 0101 03CHECK

Page 2 of 2



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

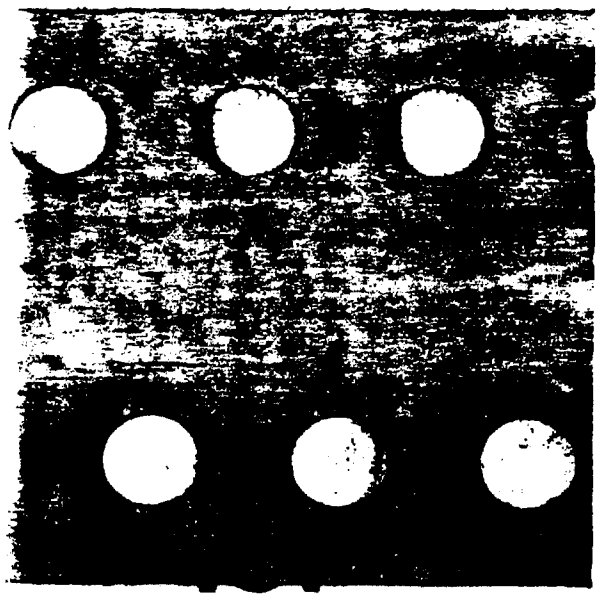
RECEIVED OF _____

FOR _____

BOOK 9738 PG 407

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 68220.69
CON TX 252.34
PRFEE 1.00
WDEED 8.00
TOTAL 261.34
CHECK 261.34
07/24/95 01 13:28 0001 3955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0081630
IDENTIF. # REFERENCE

95 JUL 24 PM 1:25

REGISTER
DAVIDSON COUNTY, TN.

No. 933033