THIS INSTRUMENT PREPARED BY:
J. Michael Jacobs
JACOBS & HOLT, P.C.
311 White Bridge Road
Nashville, Tennessee 37209

BOOK 9859 PG 119

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Carolyn Gene Smith	SAME	Map 148-8
836 Oakwood Terrace Dr.		Parcel 54
Antioch, TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ----------
----------DOLLARS,
cash in hand paid, and Buyer's Deed of Trust Note in the original principal amount of Seventy Thousand ($70,000.00) Dollars, payable over Fifteen (15) years in monthly installments, plus interest at the rate of Eight (8%) percent per annum, secured by a Deed of Trust recorded simultaneously of even date herewith in the Register's Office of Davidson County, Tennessee, receipt of all same from the Grantees being acknowledged,

We, Win Myint and wife, Prapasri K. Myint, Grantors have bargained and sold, and by these presents do transfer and convey unto the said Carolyn G. Smith, unmarried, and Gina C. Benjamin and husband, Emmanuel Benjamin, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Oakwood Terrace, Section 1, as of record in Book 4460, pages 54 and 55, said Register's Office.

Said Lot No. 46 fronts 58.50 feet on the south side of Oakwood Terrace and extends back 147.90 feet on the west line and 153.01 feet on the east line to a dead line measuring 82.12 feet thereon.

BEING the same property conveyed to Win Myint and wife, Prapasri K. Myint, by deed from Patricia Louise Crutchfield, of record in Book 5208, Page 538, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for flow of Mill Creek, a sewer line within bounds of a portion of the Louisville and Nashville Railroad easement and locates the 20-ft. sewer easement hereinafter referred to, as shown on survey of James L. Murphy, Jr., Surveyor; and easement for sewer being 20-feet wide, of record in Book 3954, page 655; an easement for public utilities and drainage, an anchor easement, a building setback line and conditions of owner's certificate of record in Book 4460, pages 54 &55; and restrictive covenants of record in Book 4559, page 72, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

AFFIANT

Sworn and subscribed before me this the 9th day of November, 1995.

NOTARY PUBLIC

My commission expires: 1-25-97 BOOK 9859 PG 120

This conveyance is subject to all restrictions and easements of record.

The legal description is taken from the previous deed.

This is improved property, known as 836 Oakwood Terrace Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 hands this 9th day of November, 1995.

Win Myint

Prapasri K. Myint

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Win Myint and wife, Prapasri K. Myint, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 1995.

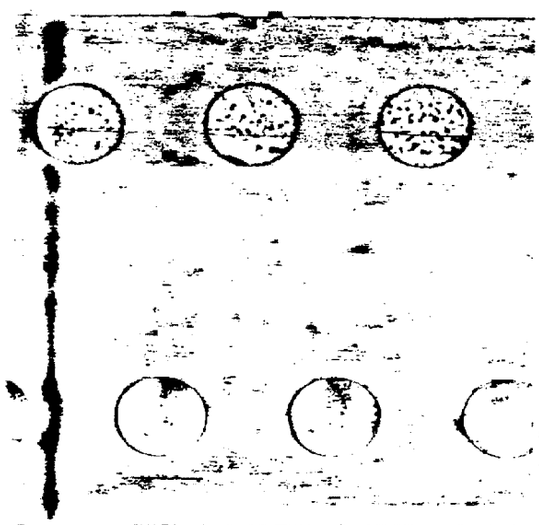
John Clinton Holt
NOTARY PUBLIC

My commission expires: 1-25-97

0122745
IDENTIF. & REFERENCE

95 NOV 13 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8123 11/13 0101 03CHECK 342.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9859 PG 121

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

11/13/95 01 15:42 0001 8123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0122745
IDENTIF. # REFERENCE

95 NOV 13 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976693