WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Phetsamay Chathavong
Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phetsamay Chathavong (NAME)	First Republic Mortgage (NAME)	MAP 119-02-0
65 Glenrose Avenue (ADDRESS)	3310 West End Avenue, Suite 480 (ADDRESS)	PARACEL 189.00
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	6DA-15687

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, Belinda R. Duggin, (formerly known as Belinda R. Freeze), and husband John Duggin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phetsamay Chathavong and [redacted] Ke Chathavong, both unmarried

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 163 on the plan of Sterling Heights, Section 5, of record in Book 1835, page 37, 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 W. J. Freeze and wife Belinda R. Freeze, by deed from Carl B. Lane and wife Minnie M. Lane, of record in Book 6960, page 150, Register's Office for said County. Said property having since been conveyed to Belinda R. Freeze, by Quitclaim Deed from W. J. Freeze, of record in Book 9708, page 315, said Register's Office.

John Duggin herein joins to convey any and all right and interest he may have; especially his marital rights.

BOOK 9896 PG 955

1051 12/22 0101 03CHECK 223.60

0134580
IDENTIF. ↑ REFERENCE

95 DEC 22 AM 8:57
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 65 Glenrose Avenue, Nashville, Tennessee 37210
(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 19th day of December 19 95

Belinda R. Duggin

Belinda R. Duggin

John Duggin

John Duggin

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 Belinda R. Duggin, and husband John Duggin

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 19th day of December, 1995.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 20, 1996

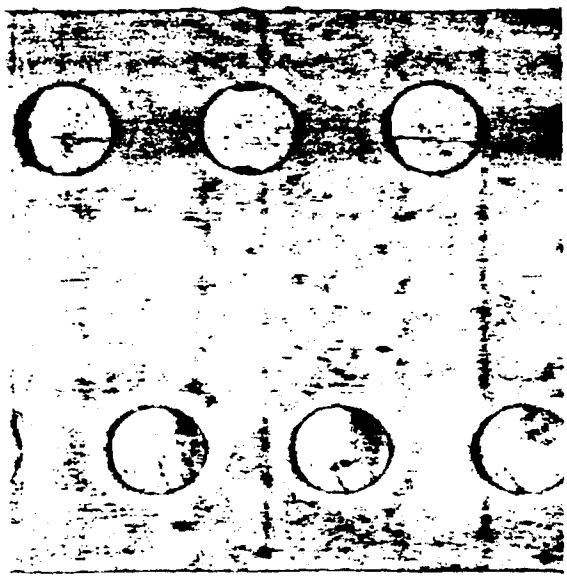
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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

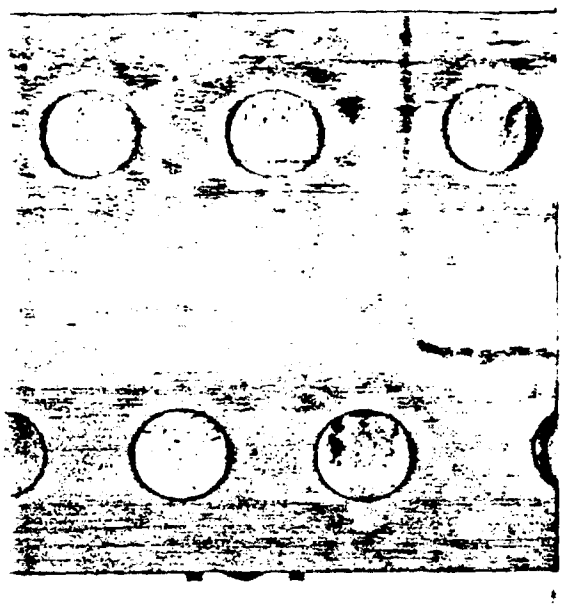
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

BOOK 9896 PG 956





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9896 PG 957

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 58000.00
CON TX 214.60
PRFEE 1.00
MDEED 8.00
TOTAL 223.60
CHECK 223.60

12/22/95 01 08:54 0001 1051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134580
IDENTIF. → REFERENCE

95 DEC 22 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989454