BOOK 9924 PG 119

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 9/10/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY B-95-2935
EDWARD SEDDON, ATTORNEY AT LAW
111 W. College Street, Murfreesboro, TN 37130 — 3 Maryland Farms Suite 110, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Champa Ponglone (NAME)	SAME (NAME)	MAP 149-4
231 Sailboat Drive (ADDRESS)	(ADDRESS)	PARCEL 247
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	2DX-02190

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, Henry E. Franklin and wife, Evelyn J. Franklin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Champa Ponglone and wife, Bounkhai Ponglone and Rasamy Khanounsay, 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 No. 620, Section 13 on the Plan of Edge-O-Lake Estates, as of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more legal description.

Being the same property conveyed to Henry E. Franklin and wife, Evelyn J. Franklin by deed from Charles Ray White and wife, Linda F. White of record in Book 4374, Page 311, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 4268, Page 302, Register's Office for said County.

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
96 JAN 22 PM 2:29
PAID $ .50
0142989

unimproved ( )
This is improved (X) property, known as 231 Sailboat Drive, 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 our hand s this 19th day of January, 19 96

Henry E. Franklin by Teresa Hays as atty in fact
Henry E. Franklin

Evelyn J. Franklin by Teresa Hays as atty in fact
Evelyn J. Franklin

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____
Notary Public

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 19th day of January, 1996, before me personally appeared Megan Aregis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Henry E. Franklin and wife, Evelyn J. Franklin, and who acknowledged that she executed the same as the free act and deed of the said Henry E. Franklin and wife, Evelyn J. Franklin by virtue of that Power of Attorney, duly executed by the said Henry E. Franklin and wife, Evelyn J. Franklin and appearing of record in Book 9924, page 118, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of January, 1996.

My Commission Expires: 9/10/99

Notary Public

0163 01/22 0101 03CHECK 342.00

RETURN TO:
CUMBERLAND TITLE COMPANY

EDWARD SEDDON
ATTORNEY - AT - LAW

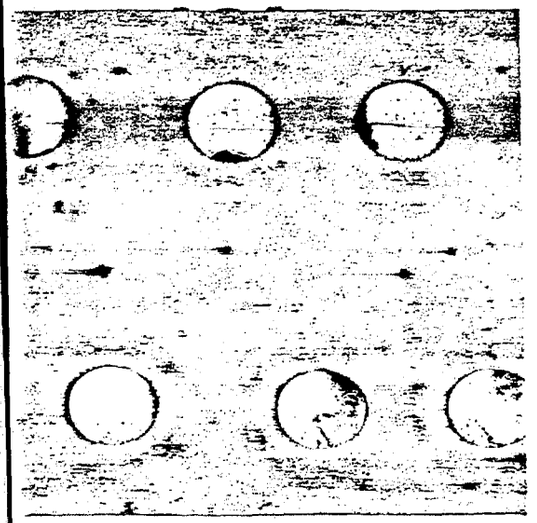
☐ 313 E. Main Street, Suite 5
Hendersonville, Tennessee 37075

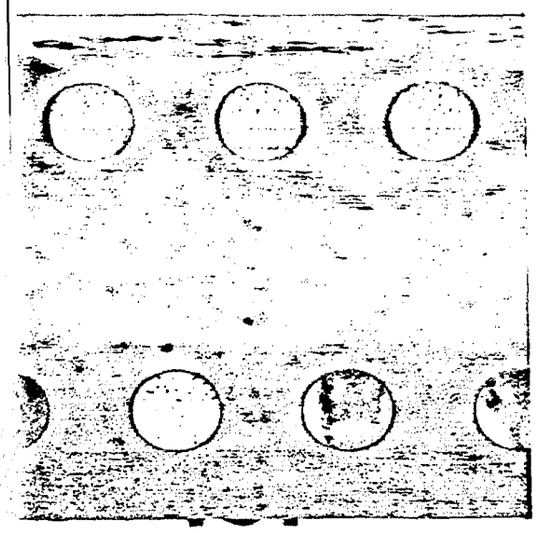
☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 3 Maryland Farms, Suite 110
Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____

BOOK 9924 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

DAMT	90000.00
DEN TX	333.00
PRFEE	1.00
MDEED	8.00
TOTAL	342.00
CHECK	342.00

06/22/98 01 14:29 0001 0063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01142989
IDENTIFICATION REFERENCE

98 JUN 22 PM 2:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 998346