This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
231 Public Square, Suite 302
Franklin, TN 37064
(615) 794-7466

BOOK 9929 PG 496

ADDRESS NEW OWNER:
Phophamy Saenboutarath and Phonemany Saenboutarath
4726 Richards Court
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Excel Mortgage Co.
5040 Linbar Drive, Suite 200
Nashville, TN 37211

MAP AND PARCEL:
MAP 148-12
PARCEL 92
2DU16480

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Brenda F. Duke, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phophamy Saenboutarath, married and Phonemany Saenboutarath, unmarried, Tenants in Common , 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 Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Debra Heights, Section 2, of record in Plat Book 3700, Page 39, Register's Office for said County.

Said Lot No. 107 fronts 40.19 feet on the southerly margin of Richards Court, and extends back 120.31 feet on the westerly line and 167.52 feet on the easterly line to a dead line in the rear measuring 157.81 feet thereon.

Being the same property conveyed to Brenda F. Duke , by deed from John P. Vaughn and wife, Eva P. Vaughn of record in Book 7597, Page 277, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Restrictions of record in Book 3949, Page 404, said Register's Office.
This conveyance is subject to all matters on Plan of record in Book 3700, Page 39, said Register's Office.

This is improved property known as 4726 Richards Court, 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 Phophamy Saenboutarath, married and Phonemany Saenboutarath, unmarried, their heirs and assigns, forever; and we, Brenda F. Duke, unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0144714
IDENTIF. ↑ REFERENCE

96 JAN 29 AM 10:48
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

1957 01/29 0101 03CHECK 269.85

Witness our hands this the 24th day of January, 1996.

BOOK 9929 PG 497

Brenda F. Duke
Brenda F. Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brenda F. Duke, unmarried the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of January, 1996.

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 23, 1998

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 70,500.00.

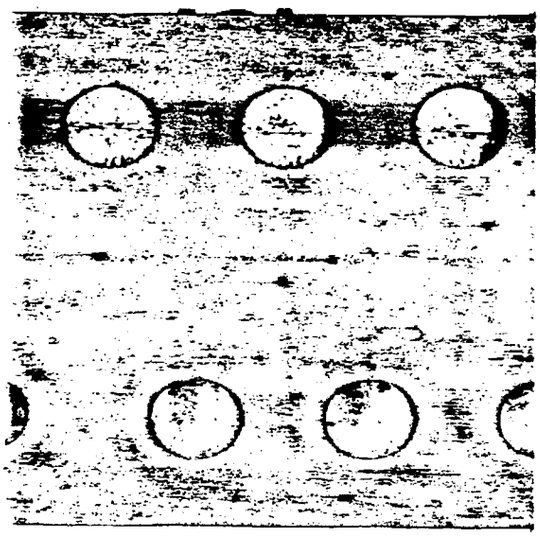
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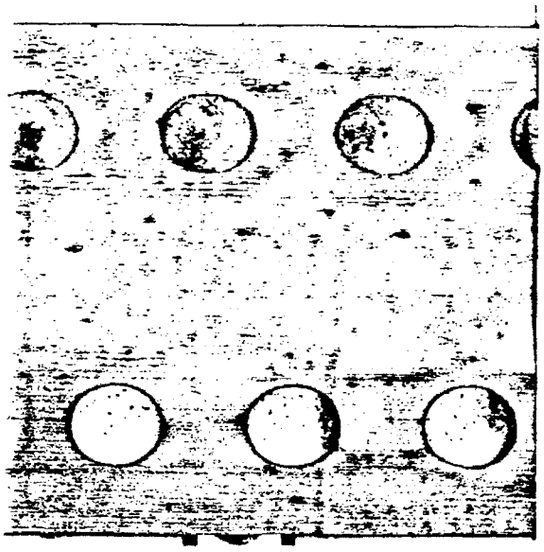
Subscribed and sworn to before me this 24th day of January, 1996.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 1998





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

RECEIVED OF _____

FOR _____

BOOK 9929 PG 498

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	70500.00
CON TX	260.85
PRFEE	1.00
WDEED	8.00
TOTAL	269.85
CHECK	269.85

01/29/96 01 10:58 0001 1957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144714
IDENTIF. # REFERENCE

96 JAN 29 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000212