0180279

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37723
Dav. Co. File: Box 8

96 MAY -9 AM 10: 16

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10045 PG 563

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Khamleck Phomphanh Dounangmah Phomphanh 916 Split Oak Drive Antioch, Tennessee 37013	CTX Mortgage Company 3710 Rawlins, 14th Floor Dallas, Texas 75219

TAX MAP-PARCEL NUMBERS: 149-02-092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Conrad Driggers and spouse, Patricia W. Driggers,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Khamleck Phomphanh and spouse, Dounangmah Phomphanh,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 81 on the plan of Oakwood Subdivision, Phase Two, Section One of record in Book 7900, page 126, Register's Office for said County.

SAID Lot No. 81 fronts 83.33 feet on the westerly margin of Split Oak Drive and extends back between parallel lines 120.05 feet to a dead line.

BEING the same property conveyed to James Conrad Driggers and wife, Patricia W. Driggers by deed from Centex Real Estate Corporation of record in Book 8339, page 804, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8191, Page 323 and Book 8191, page 824, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 916 Split Oak Drive, Antioch, Tennessee 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of May, 1996.

James Conrad Driggers

James Conrad Driggers

Patricia W. Driggers

Patricia W. Driggers

State of Tennessee
County of Davidson

On this 7th day of May, 1996, before me the undersigned authority, personally appeared **James Conrad Driggers** and **Patricia W. Driggers**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127000.00

Affiant

Sworn and subscribed before me on the 7th day of May, 1996.

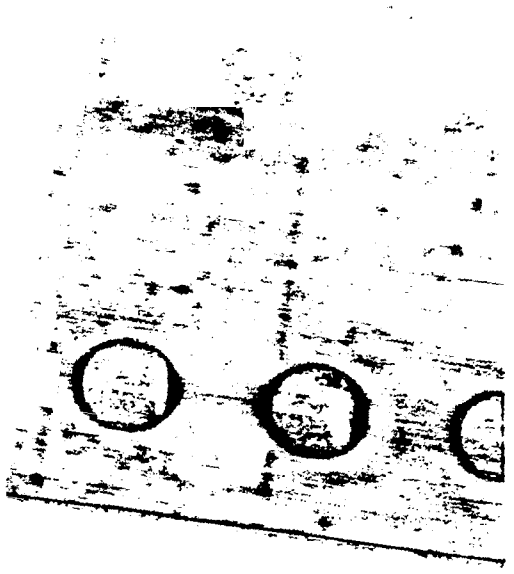
My Commission Expires:

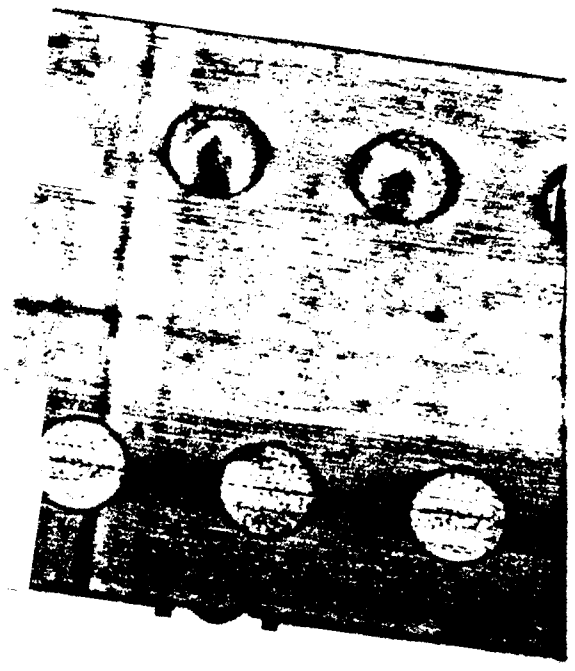
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

7/02 05/09 01:01 03CHECK 478.90





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

RECEIVED OF _____

FOR _____

BOOK 10045 PG 565

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		127000.00	
	CON TX		469.90	
	PRFEE		1.00	
	WDEED		8.00	
	TOTAL		478.90	
	CHECK		478.90	
05/09/96	01	10:18	0001	9982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180279
IDENTIF. ↑ REFERENCE

96 MAY -9 AM 10:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 10379