BOOK 10045 PG 749

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Bounthavivone Vongsanith	Columbia National, Incorporated	MAP and PARCEL
Khamhone Vongsanith	Attn: Tax Dept.	
4685 Dowdy Drive	P.O. Box 3050	149-9-5
Antioch, TN 37013	Columbia, MD 21045-6050	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John W. Leeper and Bobbie F. Leeper, husband and wife**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Bounthavivone Vongsanith and Khamhone Vongsanith, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 71 on the Plan of Hazelwood, Section 7, as of record in Book 3842, Page 152, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John W. Leeper et ux Bobbie F. Leeper, by deed from Michael T. Monohan and et ux Anita M. Monohan, of record in Book 5070, Page 379, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4685 Dowdy Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4265, Page 980, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3957, Page 552, and in Book 4177, Page 805, said Register's office.

0054 05/09 0102 03C-ECK 282.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $74,000.00

Affiant

Subscribed and sworn before me this 30th day of April, 1996.

My Commission Expires: 5/23/98

Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

96 MAY -9 PM 1:13
LIKE A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0180349

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 10045 PG 750

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **April, 1996.**

John W. Leeper

Bobbie F. Leeper

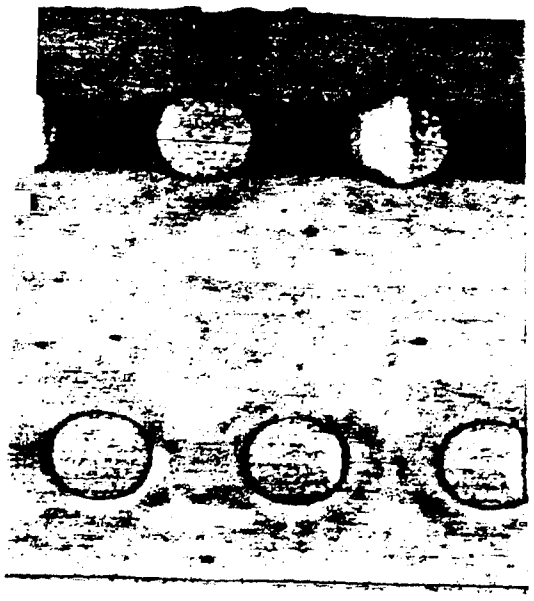
STATE OF TENNESSEE
COUNTY OF DAVIDSON

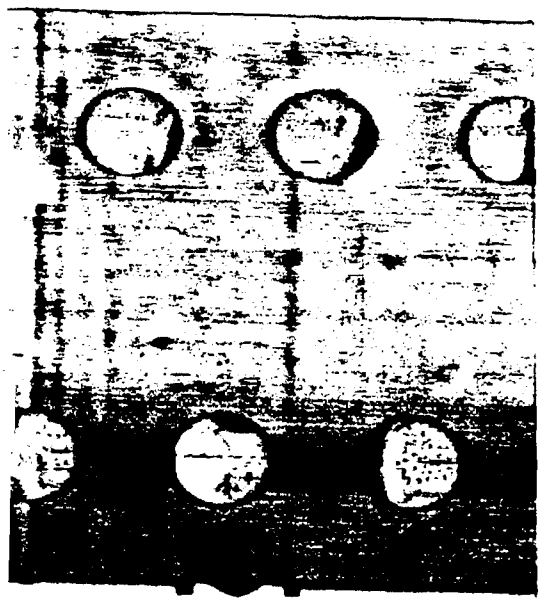
Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **John W. Leeper and Bobbie F. Leeper, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,,** Tennessee, this **30th** day of **April, 1996.**

Notary Public
My Commission Expires:

File No. 9604-189





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10045 PG 751

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 74000.00
				CON TX 273.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 282.80
				CHECK 282.80

05 19/96 01 13:13 0001 0066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180349
IDENTIF. ↑ REFERENCE

96 MAY -9 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1038057