WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10052 PG 159

THIS INDENTURE, made and entered into as of the 13th day of May 1996 by and between

BETTY JO SCALF, joined by HER HUSBAND, **THOMAS E. STEWART**
hereinafter referred to as Grantor, and

VIENGSAY SIHARAT and TAMMY R. SIHARAT, WIFE AND HUSBAND,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 10 ON PLAN OF SHADOW LAWN SUBDIVISION OF RECORD IN BOOK 1130 PAGE 84 REGISTER'S OFFICE FOR SAID COUNTY BEING THE SUBDIVISION OF LOT NO. 5 OF THE WILLIAMS TRACT.

SAID LOT NO. 10 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF NORVELL AVENUE AND RUNS BACK BETWEEN LINES 157.2 FEET ON THE EASTERLY LINE AND 163.3 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR MEASURING 60 FEET MORE OR LESS THEREON.

BEING ALL THE SAME PROPERTY CONVEYED TO BETTY JO SCALF, UNMARRIED BY DEED FROM MARSHA DIANE SCALF AND HUSBAND GRADY LEE BARNES, JR. OF RECORD IN BOOK 7583 PAGE 406 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Betty Jo Scalf
BETTY JO SCALF

Thomas E. Stewart
THOMAS E. STEWART

0182462
IDENTIF. & REFERENCE

96 MAY 16 PM 3:03
REGISTER
DAVIDSON COUNTY, TN.

1403 MAY 15 2:01 CHECK 171.00

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10052 PG 160

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BETTY JO SCALF and HER HUSBAND, THOMAS E. STEWART**, the within named bargainor, with whom I am personally acquainted (or 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, at office, this **13th** day of **May, 1996.**

Notary Public

Commission Expiration: 5/30/99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$44,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

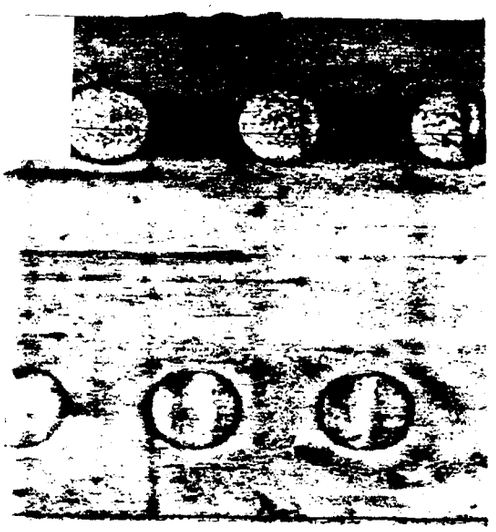
Subscribed and sworn to before me this **13th** day of **May, 1996.**

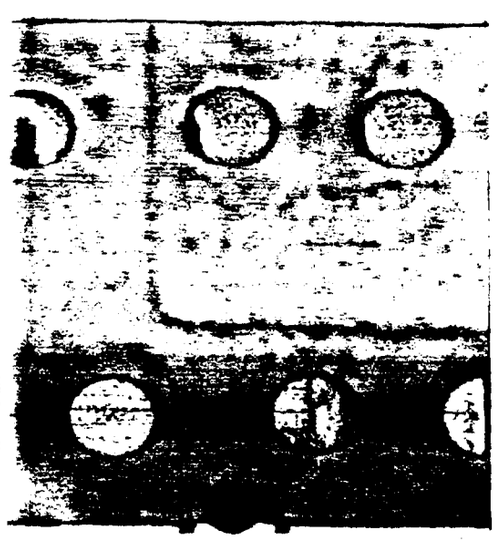
Notary Public

Commission Expiration: 5/30/99

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	AMERICA'S WHOLESALE 2209 CRESTMOOR RD. STE. 200 NASHVILLE, TN 37215	1428 NORVEL AVENUE NASHVILLE, TN 37216 MAP PARCEL NUMBER 61-15-271

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 10052 PG 161

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 44000.00
CON TX 162.80
PRFEE 1.00
MREED 8.00
TOTAL 171.80
CHECK 171.80

05/16/96 01 15:05 0001 2403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182462
IDENTIF. ↑ REFERENCE

96 MAY 16 PM 3:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1040365