63

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Kitanh Chanthavong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 1-29-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kitanh Chanthavong (NAME)	SAME (NAME)	119-6-318
504 Lutie Court (ADDRESS)	(ADDRESS)	06da 14401
Nashivlle, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Thong Thip Siridavong and wife, Phouvanh Siridavong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kitanh Chanthavong and

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. 18 on the Plan of Rosewood Estates, Section III, as of record in Book 5210, Page 1, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thong Thip Siridavong and wife, Phouvanh Siridavong by Deed from Chue Yang and wife, Kha V. Yang of record in Book 8794, Page 68, Register's Office for Davidson County, Tennessee.

Subject to:

Davidson County taxes for the year 1996 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

Restrictive Covenants of record in Book 5176, Page 649, and amended in Book 5264, Page 398, Register's Office for Davidson County, Tennessee.

The Plan of Record in Book 5210, Page 1, said Register's Office.

unimproved ( )
This is improved (X) property, known as 504 Lutie Court, Nashivlle, Tennessee 37211
(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 & this 9th day of August 19 96

Thongthip Siridavong - Sengphon Mibaiphon, his Attorney-in-Fact
Thong Thip Siridavong by Sengphon Mibaiphon, his Attorney-in-Fact

Phouvanh Siridavong - Sengphon Mibaiphon - her Attorney-in-Fact
Phouvanh Siridavong by Sengphon Mibaiphon, her Attorney-in-Fact

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

Personally appeared before me, the undersigned authority, Sengphon Mibaiphon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Thong Thip Siridavong, and who acknowledged that he executed the same as the free act and deed of the said Thong Thip Siridavong.

Witness my hand and official seal, at Franklin, Tennessee, this 9th day of August, 1996.

_____
Notary Public

My Commission Expires:

1-20-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Sengphon Mibaiphon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Phouvanh Siridavong, and who acknowledged that he executed the same as the free act and deed of the said Phouvanh Siridavong.

Witness my hand and official seal, at Franklin, Tennessee, this 9th day of August, 1996.

_____
Notary Public

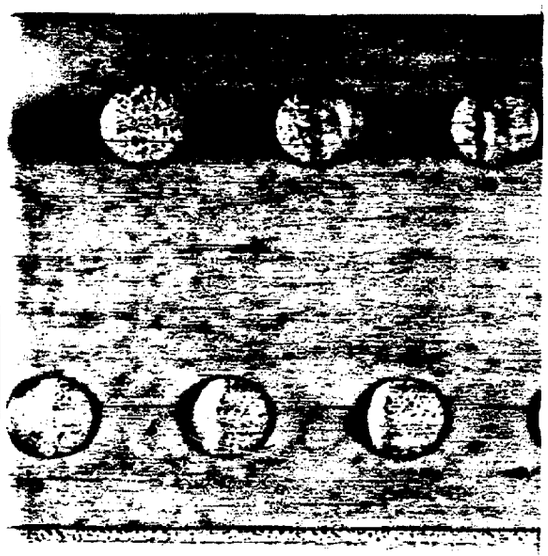
My Commission Expires:

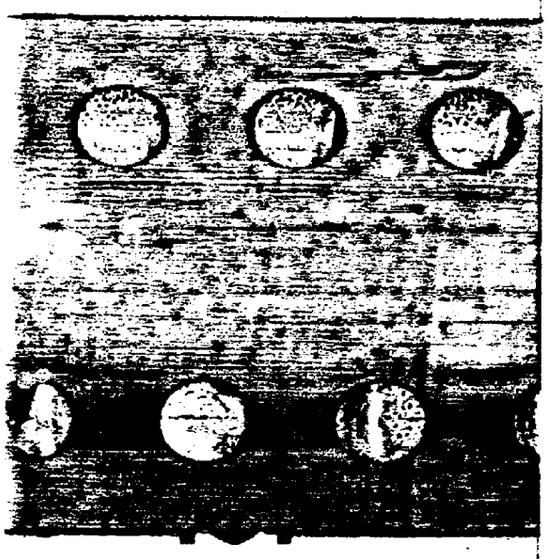
1-20-98

96 AUG 15 AM 9:10
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY TN

02146177
IDENTIF. ↑ REFERENCE

08/15 0101 03CHECK 182.9





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

RECEIVED OF _____

FOR _____

BOOK 10157 PG 60

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 47000.00
				CON TX 173.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 182.90
				CHECK 182.90
			08/15/96 01	09:12 0001 7193

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02114677
IDENTIF. # REFERENCE

96 AUG 15 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019763