BOOK 10173 PG 564

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(34847)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 96

Notary Public

MY COMMISSION EXPIRES 3-22-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonny Abouaravong	NationsBank of Tennessee, N.A.	119-7-158
(NAME)	(NAME)	
42-44 Whitsitt Road	830 Central Ave.	6DA-13901
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tampa, Florida 33633-0754	
(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, Richard R. DeSimone, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sonny Abouaravong and wife, Souksaleum Abouaravong, married

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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Rosewood Estates, Section 2, as of record in Book 4955, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

BEING the same property conveyed to Richard R. DeSimone, unmarried by deed from Donna E. DeSimone of record in Book 10124, Page 556*, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

*and by deed from John L. Scott and wife, Francine Scott, Thomas S. Scott, Jr. and wife, Teresa H. Scott and Douglas R. Berry and wife, Mary N. Berry of record in Book 7600, Page 203 and as by quitclaim deed from Thomas S. Scott, Jr. and wife, Teresa H. Scott of record in Book 10178, Page 562

unimproved ( )
This is improved (X) property, known as 42-44 Whitsitt Road, Nashville, TN 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 my hand this 30th day of August, 19 96

Richard R. DeSimone

Richard R. DeSimone

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10178 PG 565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard R. DeSimone, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August 19 96.

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 DAVIDSON

4286 09/04 0101 03CHECK 231.00

On this the 30TH day of AUGUST, 1996, before me personally appeared ALAN L. SATURN to me known to be the person who executed the foregoing instrument in behalf of RICHARD R. DESIMONE, UNMARRIED as HIS Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said RICHARD R. DESIMONE, UNMARRIED.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 30TH day of AUGUST, 1996.

PAMELA B MATHIS NOTARY AT LARGE STATE OF TENNESSEE

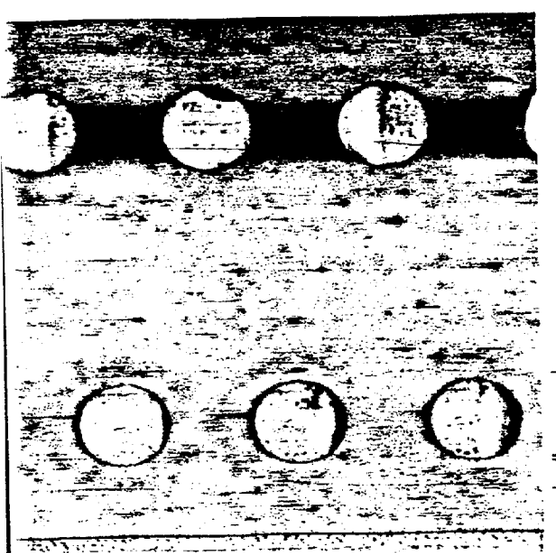
Pamela B Mathis Attorney
Notary Public

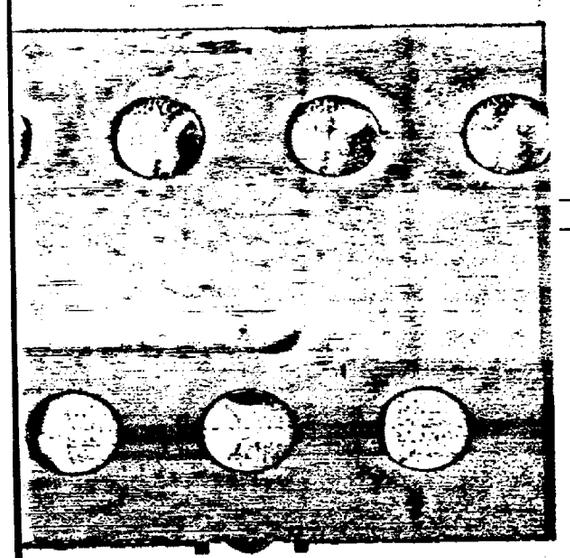
My Commission Expires: 3-22-97

022134 4
IDENTIF. # REFERENCE

96 SEP -4 PM 3:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10178 PG 566

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
			09/04/96 01	15:28 0001 4286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

022134
IDENTIF. ↑ REFERENCE

96 SEP -4 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026789