10294 803

33A

STATE OF TENNESSEE 7129-A
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,851.72

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF December , 19 96 .

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vatthana Chaleunsinh	Regions Mortgage, Inc.	133-11-0-095.00
(NAME)	(NAME)	
3854 Valley Ridge Drive	605 S. Perry Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37211	Montgomery, AL 36014	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Bounchanh Keopanya, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vatthana Chaleunsinh, 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:

See exhibit A attached hereto and made a part hereof.

0257118
IDENTIF. & REFERENCE

96 DEC 18 PM 3:56
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

7136 12/18 0101 03CHECK 278.86

This is improved property known as 3854 Valley Ridge Drive, Nashville, Tennessee 37211

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 his hand this 10th day of December, 19 96.

Bounchanh Keopanya
Bounchanh Keopanya

Khamphet Keopanya
Khamphet Keopanya

10294 814

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Bounchanh Keopanya, married and wife, Khamphet Keopanya the bargainor s, 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 and official seal at Nashville, Tennessee, this 10th day of December, 19 96.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

A -

File No.: 7139-A

R-10294-315

ATTACHMENT

Land in Davidson County, State of Tennessee, being Lot No. 75 on the Plan of Valley View Meadows, Section Two, as of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Bounchanh Keopanya and Vatthana Chaleunsinh by deed from John C. Weicha, Acting Secretary of Housing & Urban Development, filed of record in Book 8879, page 387, Register's Office for Davidson County, Tennessee.

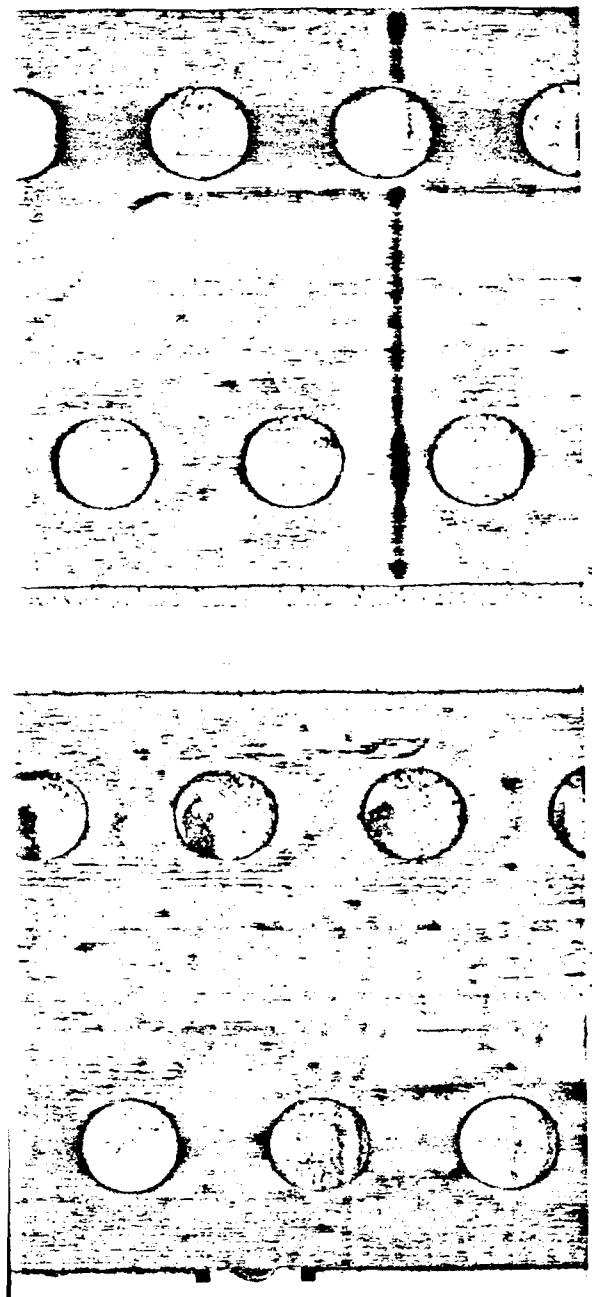
THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 8879, page 390, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herewith.

Khamphet Keopanya, spouse of Bounchanh Keopanya, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

23A

11957119



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10294 PG 806

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 71851.72	
			CON TX 265.86	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 278.86	
			CHECK 278.86	
12/18/96	01	15:58	0001 7136	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 DEC 18 PM 3:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0125711 8
IDENTIF. & REFERENCE

No. 1099732