BOOK 10301 PG 745

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

X [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF December 19 96

[signature]
Notary Public

MY COMMISSION EXPIRES: 1-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SRIVICHAI KEOPANYA (NAME)	Security Financial and Mortgage (NAME)	MAP 83-14
321 S. 17TH STREET (ADDRESS)	12444 Powerscourt Drive (ADDRESS)	PARCEL 258
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	FB# 23W16515

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, JAMES A. SEILER AND WIFE, RITA KAY SEILER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SRIVICHAI KEOPANYA AND WIFE, SRITAN KEOPANYA

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. 67 in the Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to James A. Seiler and wife, Rita Kay Seiler by deed from Joan Beard Miller, unmarried, of record in book 9628, page 876, Register's Office for Davidson County, Tennessee.

96 DEC 27 AM 9:00
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02591 81

unimproved ( )
This is improved (X) property, known as 321 S. 17TH STREET, NASHVILLE, TN 37206
(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 s this 20th day of December, 19 96

X [signature]
JAMES A. SEILER

X [signature]
RITA KAY SEILER

BOOK 10301 PG 746

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 JAMES A. SEILER AND WIFE, RITA KAY SEILER

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 Goodlettsville, Tennessee, this 20th day of December, 19 96.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

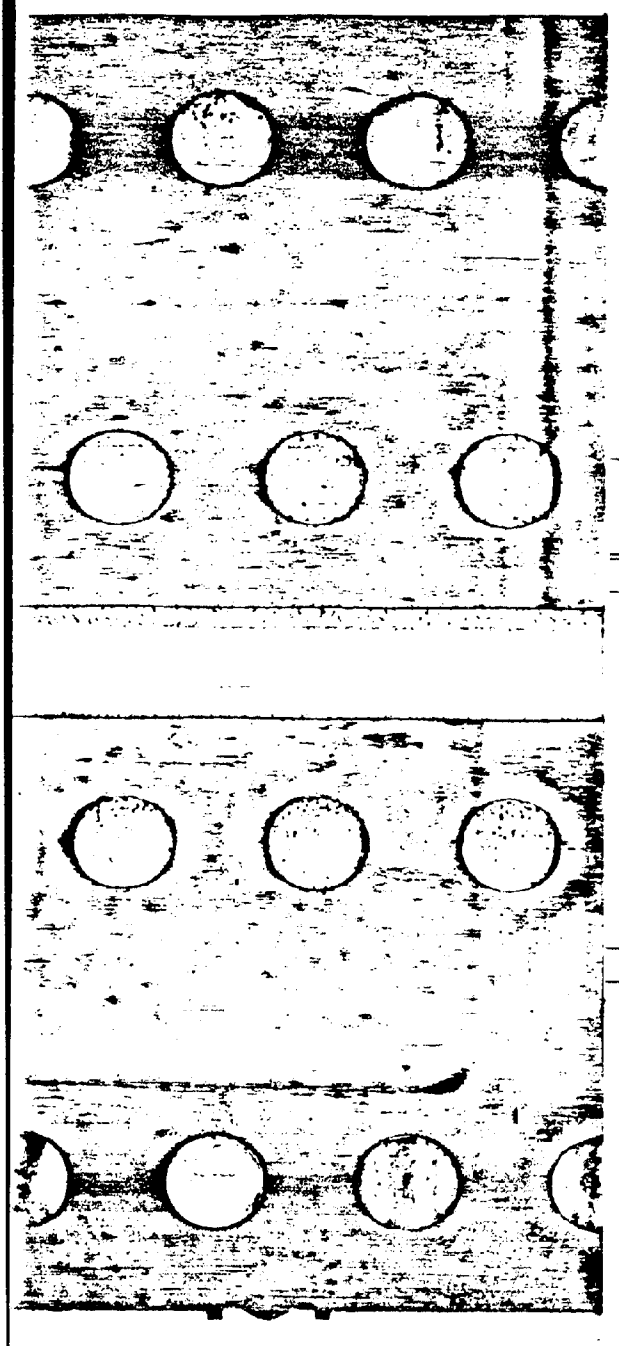
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

9437 12/27 0101 03CHECK 245.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10301 PG 747

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	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	8.00
TOTAL	245.80
CHECK	245.80

12/27/96 01 08:59 0001 9437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259181
IDENTIF. ↑ REFERENCE

96 DEC 27 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1101999