STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

Subscribed and sworn to before me, this 13TH day of JANUARY, 1997.

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Affiant

Notary Public

My Commission Expires MAY 30, 1999

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION, 1161 MURFREESBORO ROAD, STE 324, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: BOUNCHANH KEOPANYA AND WIFE, KHAMPHET KEOPANYA	NAME: COUNTRYWIDE HOME LOANS, INC. D/B/A AMERICA'S WHOLESALE LENDER
STREET ADDRESS: 319 CHARMAINE COURT	STREET ADDRESS: MSN-SV22, P.O. BOX 10212
CITY: ANTIOCH STATE: TN	CITY: VAN NUYS STATE: CA
ZIP CODE: 37013 MAP & PARCEL NO. 149-05-0/009.00	ZIP CODE: 91410-0212

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Luke 1610, LLC, A Tennessee Limted Liability Company

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Bounchanh Keopanya and wife, Khamphet Keopanya,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot No. 114 on the Plan of Barclay Square, Section II, of record in Plat Book 4660, page 124, said Register's Office for Davidson County, Tennessee, to which said plat is made a part hereof and incorporated herein by reference.

Being the same property conveyed unto Luke 1610, LLC, A Tennessee Limited Liability Company, by Deed recorded October 3, 1996, in Book 10213, Page 593, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 319 CHARMAINE COURT, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 13TH DAY OF JANUARY, 1997.

LUKE 1610, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: RANDALL JAY DURHAM

BY: STEPHEN DARYL RUDD

BY: WILLIAM CARROLL SEELEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the partners of the Luke 1610, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon their oath, acknowledged themselves to be the partners of Luke 1610, LLC, a Tennessee Limited Liability Company, the within named bargainors and partnership and that Randall Jay Durham, Stephen Daryl Rudd and William Carroll Seeley, as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the same of the partnership by the said Randall Jay Durham, Stephen Daryl Rudd and William Carroll Seeley, as such partners.

Witness my hand and official seal at Office at Nashville, Tennessee, on this 13th day of January, 1997.

My Commission Expires:

_____

Patricia Kay Neal
Notary Public

PATRICIA KAY NEAL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

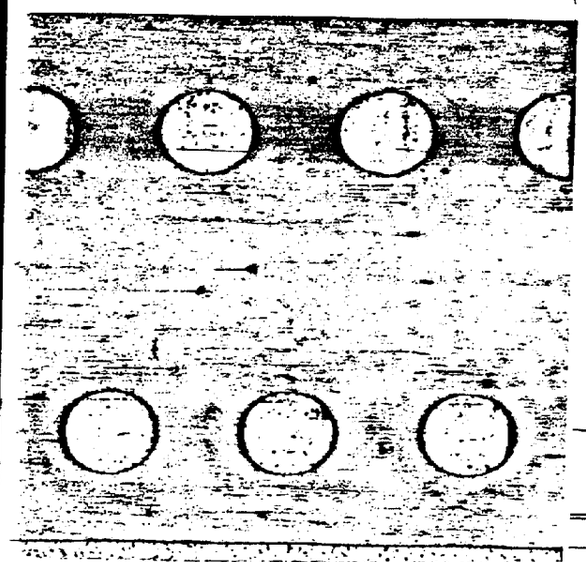
My Commission Expires MAY 30, 1999

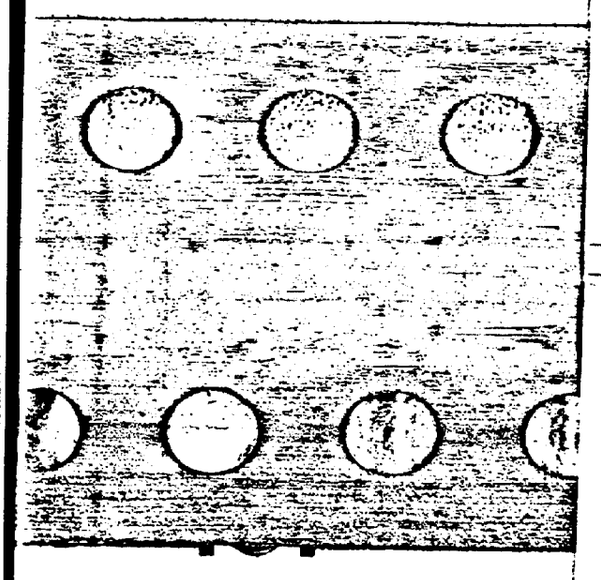
WARRANTY DEED

4891 01/15 0101 03CHECK 312-40

0264241
IDENTIF. ↑ REFERENCE

97 JAN 15 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10320 PG 10

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	~~82000.00~~
			CON TX	303.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	312.40
			CHECK	312.40
01/15/97	01		11:16 0001	4891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264241
IDENTIF. ↑ REFERENCE

97 JAN 15 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107397