BOOK 10478 PG 615

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21st~~ 21st DAY OF May, 19 97

Notary Public

MY COMMISSION EXPIRES: ~~May 20, 1998~~ ~~August 20, 2000~~ 8/20/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 1404 Hazelwood Drive, Suite 101, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sourigna Phimphrachanh	Right Mortgage Company	107
(NAME)	(NAME)	
214 Oak Grove Drive	325 West Main Street, Suite 200	5B
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Lebanon, TN 37087	214
(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, David Thomas Waldron and wife, Kristen S. Waldron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sourigna Phimphrachanh and Khantalai Chaiyavong, unmarried

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. 214 on the Plan of Addition to Five Oaks, a Planned Unit Development of record in Plat Book 5200, Page 456, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Thomas Waldron and wife, Kristen S. Waldron by deed of record in Book 10479, Page 613, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

97 JUN -4 AM 9:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
·0311683

unimproved ( )
This is improved (XX) property, known as 214 Oak Grove Drive, Nashville, TN 37217
(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 hands this ~~20th~~ 21st day of May 1997

David Thomas Waldron

Kristen S. Waldron

STATE OF ~~TENNESSEE~~ Utah

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COUNTY OF ~~Rutherford~~ Utah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Thomas Waldron and wife, Kristen S. Waldron

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

~~Smyrna~~ Orem, ~~Tennessee~~ Utah, this ~~21st~~ 20th day of May, 19 97.

Commission expires ~~August 30, 2000~~ May 20, 1999

Notary Public

NOTARY PUBLIC
Paula D. Coddington
310 South Main, Suite 308
Salt Lake City, Utah 84101
My Commission Expires
May 20, 1999
STATE OF UTAH

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

8455 06/04 0101 03CHECK 225.45

DCTN01.WC

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

RECEIVED OF _____

FOR _____

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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 58500.00
CON TX 216.45
PRFEE 1.00
WDEED 8.00
TOTAL 225.45
CHECK 225.45

06/04/97 01 09:25 0001 8455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0311683
IDENTIF. ↑ REFERENCE

97 JUN -4 AM 9:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158381