11435-2

14

WARRANTY DEED

STATE OF TENNESSEE BOOK 10511 PG 800
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00
Taimi Espinosa Orozco
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF June 19 97
Notary Public
MY COMMISSION EXPIRES: 5/27/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. Espinosa Lujan (NAME)	Right Mortgage Company (NAME)	MAP 119-6
604 Jay Court (ADDRESS)	325 West Main Street, Suite 200 (ADDRESS)	PARCEL 353
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	6DA14386

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, Silath Khamphengphet and wife, Somphone Khamphengphet

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert R. Espinosa Lujan and Taimi Espinosa Orozco

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. 41 on the Plan of Rosewood Estates, Section Two, as of record in Book 4955, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Silath Khamphengphet and wife, Somphone Khamphengphet by deed from Somphong Vongkhamchanh and wife, Khamphong Vonghamchanh of record in Book 7697, page 291, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 5110, page 595; Book 5176, page 649 and Book 5264, page 398, said Register's Office.

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

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

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

unimproved ( )
This is improved (X) property, known as 604 Jay Court, 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 our hand s this 27th day of June 19 97

Silath Khamphengphet

Somphone Khamphengphet

BOOK 10511 PG 891

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 Silath Khamphengphet and wife, Somphone Khamphengphet

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 27th day of June 19 97.

Commission expires 1-22-2001

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

032 1529

IDENTIFICATION REFERENCE

97 JUL -1 AM 8:44

FELIX G. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9279 07/01 0101 03CHECK 206.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10511 PG 802

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50

CHECK 286.50

07/01/97 01 08:42 0001 9279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03215 29
IDENTIFICATION REFERENCE

97 JUL -1 AM 8:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169067