BOOK 10577 PG 226

BOK1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 1997.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

My Commission Expires Oct. 9, 1999

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thongnhot Khamvongsa	GMAC Mortgage Corporation	150-12B-12
(NAME)	(NAME)	
3800 Park Royal Lane	8360 Old York Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Elkins Park,Pennsylvania 19117-1590	
(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, **JOE H. HUNTER AND WIFE JANICE D. HUNTER** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THONGNHOT KHAMVONGSA AND WIFE VILAY KHAMVONGSA** 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. 12 on the Plan of the Resubdivision of lots 1, 2, 10, 11, 12, 14, 15, 16, 24, and 25 of Kensal Green Section 1 of record in Plat Book 7900, Page 631, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joe H. Hunter and wife Janice D. Hunter by deed of record in Book 9458, Page 650, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Joe H. Hunter by Janice D. Hunter as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 1517 Page 285, in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 3800 Park Royal Lane, Antioch, TN 37013
(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 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.

0339915
IDENTIF. ↑ REFERENCE

97 AUG 21 PM 2:01
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 10577 PG 227

Witness my our hand(s) this 15th day of August, 1997.

Joe H Hunter by Janice D Hunter

Joe H. Hunter
by Janice D. Hunter attorney-in-fact

Janice D Hunter

Janice D. Hunter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named ~~Joe H. Hunter and wife~~ Janice D. Hunter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 15th day of August, 1997

Commission expires: October 9, 1999

Lori Holloway

Lori Holloway Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

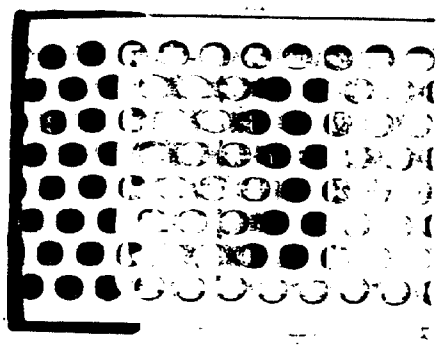
On this 8/15/97 before me personally appeared Janice D. Hunter, the person who executed the foregoing instrument on behalf of Joe H. Hunter, and acknowledged that she executed the same as the free act and deed of the said Joe H. Hunter, through Power of Attorney granted her, by the said Joe H. Hunter.

Lori Holloway

Notary Public

Commission Expires:10/9/99

9371 08/21 0101 030H:DH 730.50



OFFICIAL RECEIPT

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

BOOK 10577 PG 228

RECEIVED OF _____

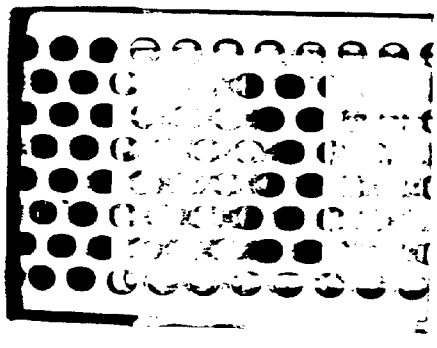
FOR _____

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

CASH
195000.00
CO TX 721.50
PRFEE 1.00
MISC 8.00
TOTAL 730.50
CHECK 730.50
08/21/97 01 14:08 0001 9371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339915
IDENTIF. # REFERENCE

97 AUG 21 PM 2:01

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

No. 118815