BOOK 10592 PG 853

Box

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,958.62

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 1997.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bounpheng Bounrisavong	FT Mortgage Companies	119-16-320
(NAME) 34 Lutie Court	(NAME) 8001 Stemmons Freeway	
(ADDRESS) Nashville TN 37211	(ADDRESS) Dallas,Texas 75247	
(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, **SAMONH S. PHENGNOI** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOUNPHENG BOUNRISAVONG** 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. 16 on the Plan of Rosewood Estates Section III of record in Plat Book 5210, Page 1, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Samonh S. Phengnoi by deed of record in Book 7763, Page 891, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to First Tennessee Bank, N.A. of record in Book 7763, Page 894, said Register's Office with a present unpaid balance of approximately $42,958.62, which the Grantees herein hereby assume and agreeto pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is improved (X) property, known as 312 & 314 Lutie 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 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.

97 SEP -3 PM 1:02
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

0344275
IDENTIF. ↑ REFERENCE

4080 09/03 0101 CHECK 175.35

Witness my/our hand(s) this 26th day of August, 1997.

Samonh S. Phengnoi

Samonh S. Phengnoi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

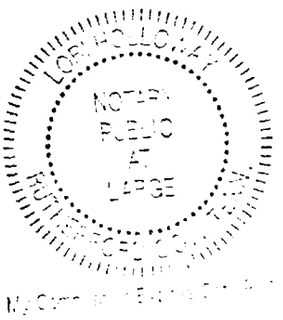
Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Samonh S. Phengnoi, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within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

Witness my hand and official seal at Antioch , Tennessee this 26th day of August, 1997

Commission expires: October 9, 1999

Lori Holloway

Lori Holloway Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10592 PG 855

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 44958.62
CON TX 166.35
PRFEE 1.00
WDEED 8.00
TOTAL 175.35
CHECK 175.35

09/03/97 01 13:00 0001 4080

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0344275
IDENTIF. # REFERENCE

97 SEP -3 PM 1:02

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

No. 1193560