Box 17

BOOK 10648 PG 404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

X Khamtanh Phengnoi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF October 19 97

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES 11/22/97
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Khamtanh Phengnoi (NAME)	same (NAME)	MAP 183
2649 Oak Forest Drive (ADDRESS)	(NAME)	PARCEL 81
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	5D28172

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, Don Warren and wife, Jada Warren and Mort H. Borland, III, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Khamtanh Phengnoi and wife, Onekeo Phanthalangsy

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 the 5th Civil District of Davidson County, Tennessee, according to a survey by J. Mark Cantrell RLS #1859, Arrowhead Survey, 6701 Holt Road, Nashville, TN, dated October 2, 1997, and more particularly described as follows:

Beginning at a P.K. nail found at the intersection of the centerlines of Battle Road and Old Hickory Blvd,; thence North 63 deg. 41' 19" East, 347.15 feet to an iron pin set at the northeasterly corner of Jesse Oates property as described in Book 3702, page 21, R.O.D.C., said pin being in the southerly right of way of Old Hickory Blvd. (30' ROW) and being the point of beginning for herein described property; thence leaving Oates and with said margin the following calls: North 60 deg. 03' 53" East, 139.51 feet to a point; North 71 deg. 29' 00" East, 97.58 feet to a point; North 86 deg. 14' 11" East, 40.83 feet to a point; North 89 deg. 26' 58" East, 116.33 feet to an iron pin found at the northwesterly corner of Thomas Bolton as recorded in Book 8912, page 933, R.O.D.C.; thence leaving Old Hickory Blvd. and with Bolton the following calls: South 03 Deg. 47' 42" West, 581.57 feet to an iron pin found; South 02 deg. 47' 03" East, 578.72 feet to an iron pin found in the northerly line of Steven Johnson as recorded in Book 8342, page 679 R.O.D.C.; thence leaving Bolton and with Johnson, North 82 deg. 30' 19" West, 229.70 feet to an iron pin found at the southeasterly corner of Mary Sue Clark as recorded in Book

CONTINUED

unimproved (X)
This is improved ( ) property, known as _____
(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 13th day of October 19 97

Don Warren
Don Warren

Mort H. Borland III
by Don Warren Atty. in fact
Mort H. Borland, III

Jada Warren
Jada Warren

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 Don Warren and Jada Warren

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 13th day of October 19 97.

Commission expires 11/22/97

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On October 13, 1997, before me personally appeared Don Warren to me known to be the person who executed the foregoing instrument in behalf of Mort H. Borland, III and acknowledged that he executed same as the free act and deed of said Mort H. Borland, III for the purposes therein contained.

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

My Commission Expires:

11/22/97

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public

0359132
IDENTIF. & REFERENCE

97 OCT 15 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0023 10/15 0101 [illegible]

LEGAL DESCRIPTION CONTINUATION

8135, page 844, R.O.D.C.; thence leaving Johnson and with Clark North 13 deg. 27' 16" East, 545.37 feet to an iron pin found at the southeasterly corner of A. J. Burkitt as recorded in Book 7295, page 99, R.O.D.C.; thence leaving Clark and with Burkitt, North 40 deg. 32' 19" West 406.67 feet to a chiseled hole found in a rock at the southeasterly corner of said Oates; thence leaving Burkitt and with Oates, North 01 deg. 34' 09" East, 184.59 feet to the point of beginning, containing 5.59 acres more or less.

Being the same property conveyed to R. Mark Frieden and wife, Sherrie Frieden, a 1/2 undivided interest and Don Warren and wife, Jada Warren, a 1/2 undivided interest by deed from Lamar Bleckley, Jr. and wife, Donna J. Bleckley and Richard Wallace of record in Book 5810, page 485, the said Sherrie Frieden having conveyed her interest to R. Mark Frieden of record in Book 6864, page 192, and R. Mark Frieden, unmarried, having conveyed his 1/2 interest to Mort H. Borland, III of record in Book 8090, page 702, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 5057, page 154, said Register's Office.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10648 PG 407

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

CANT 38000.00
CON TX 140.60
PRFEE 1.00
MTGFEE 12.00
TOTAL 153.60
CHECK 153.60

10/15/97 01 12:40 0301 0033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0359132
IDENTIF. # REFERENCE

97OCT 15 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1209323