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BOOK 10743 PG 852

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **December, 1997** between JAMES S. SWEENEY, SR., A MARRIED MAN, and RITA E. SWEENEY, HIS WIFE, GRANTORs, and ROBERT SOUVANNARATH and CHRISTINE SOUVANNARATH, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES S. SWEENEY, SR., A MARRIED MAN, and RITA E. SWEENEY, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto ROBERT SOUVANNARATH and CHRISTINE SOUVANNARATH, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3608-10 WILLOW CREEK COURT, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

RITA E. SWEENEY, wife of JAMES S. SWEENEY, SR., the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: James S. Sweeney, Sr.
JAMES S. SWEENEY, SR. Signature of Seller

Rita E. Sweeney by
James S. Sweeney, Sr.
attorney-in-fact,
RITA E. SWEENEY

0386141
IDENTIF. ↑ REFERENCE

98 JAN -2 AM 11:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7757 01/02 0101 03CHECK 223.90

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **30th** day of **December, 1997** before me personally appeared JAMES S. SWEENEY, SR., to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RITA E. SWEENEY, and acknowledged that he/she executed the same as the free act and deed of said JAMES S. SWEENEY, SR.

Witness my hand, at office, this **30th** day of **December, 1997.**

Notary Public

My Commission Expires: 5/28/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES S. SWEENEY, SR., A MARRIED MAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **December, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

ROBERT SOUVANNARATH and CHRISTINE SOUVANNARATH, HUSBAND AND WIFE and

4033 SCOTTWOOD DRIVE
Nashville Tn 37211
Property Address:

3608-10 WILLOW CREEK COURT
NASHVILLE, TN 37207

Person Responsible for Taxes:

COLUMBIA NATIONAL INCORPORATED
7142 Columbia Gateway Drive
Columbia, MD 21046

Map & Parcel #: MAP 50-2, PARCEL 47

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$57,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **December, 1997.**

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A'

BEING Lot No. 42 on the Plan of Willow Creek Subdivision, Section II, of record in Plat Book 5200, page 630, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to JAMES S. SWEENEY, SR., by Warranty Deed from MARION R. THORNBERRY AND HUSBAND, of record in Book 9247, page 547, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 50-2, PARCEL 47).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 630, said Register's Office, which plan includes a 30-foot minimum building setback line from Willow Creek Court; a 10-foot public utility and drainage easement along the back lot line; and a 20'X 2.5' utility anchor easement on the southwest corner of said lot.

3. Restrictive Covenants recorded in Deed Book 6217, Page 956, Register's Office for DAVIDSON County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10743 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 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 12.00
TOTAL 223.90
CHECK 223.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/02/98 01 11:18 0001 7757

0386141
IDENTIF. & REFERENCE

98 JAN -2 AM 11:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1238440