After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

BOOK 10817 PG 236

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **David James Watson and wife, Brenda Joyce Watson** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Bounkhong Souksavath and wife, Phongsirath Souksavath,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of February, 1998.

David James Watson
David James Watson

Brenda Joyce Watson
Brenda Joyce Watson

98 MAR -2 PM 3:55

TAX, TITLE & REFERENCE

0406964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David James Watson, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 26 day of February, 1998.

Grant B. Stockton
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 79,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Vicki Ogburn
Affiant

Subscribed and sworn to before me this 26 day of February, 1998.

Grant B. Stockton
Notary Public

My Commission Expires: _____

OFFICIAL SEAL
GRANT B. STOCKTON
NOTARY PUBLIC - TENNESSEE
DAVIDSON COUNTY
My Comm. Expires May 28, 2000

THIS INSTRUMENT PREPARED BY:

Mail

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 148 Group O Parcel 163.00

ADDRESS NEW OWNER:
Bounkhong and Phongsirath Souksavath
120 Antioch Ct.
Antioch, TN 37013-2601

SEND TAX BILLS TO:
Countywide Funding
150 Old Hickory Blv.
Brentwood Commons
Brentwood, TN
37027

Exhibit A

The following described property located in Davidson County. Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1017 on the plan of Cherokee Hills, Section Ten, of record in Book 4660, page 27, Register's Office for said County.

Said Lot No. 1017 fronts 52.55 feet on the southeasterly margin of the cul-de-sac at the terminus of Antioch Court and extends back 105.9 feet on the northerly line and 143.6 feet on the southwesterly line to a broken line in the rear, measuring 170.0 feet thereon.

Being the same property conveyed to David James Watson, unmarried by Warranty Deed from E. Parker Woodruff and wife, Karen Wright Woodruff, dated July 27, 1979 and recorded July 30, 1979 in Book 5473, page 522, Register's Office for Davidson County, Tennessee.

9738 03/02 0101 CKCHECK 30.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10817 PG 23[illegible]

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 75000.00
CON TX 294.15
PRFEE 1.00
MISCED 12.00
TOTAL 307.15
CHECK 307.15

03/02/98 01 15:53 0001 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0406664
IDENTIF. # REFERENCE

98 MAR -2 PM 3:55

No. 1260181