0448058

IDENTIF. # REFERENCE

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

98 JUN -9 PM 12:34

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Somboon Chintanaphol Orachon Chintanaphol 3449 Golf Club Lane Nashville, TN 37215 98-1-124	FT Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc. P.O. Box 146 Memphis, TN 38101

TAX MAP - PARCEL NUMBERS: 117-7F-16.CO

WARRANTY DEED

THIS DEED, made and entered into this the 5th day of June, 1998, by and between **MARY THERESE ANDERSON**, married, hereinafter known as the **GRANTOR**, and **SOMBOON CHINTANAPHOL** and wife, **ORACHON CHINTANAPHOL**, hereinafter known as the **GRANTEE**;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE,** their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING UNIT NO. 16 on the Plan of Brighton Court, Phase One, of record in Book 6629, page 585, Register's Office for Davidson County, Tennessee, appended as Exhibit "D" to the Master Deed Establishing a Horizontal Property Regime to which plan reference is here made for a more complete description thereof.

BEING THE SAME PROPERTY CONVEYED to Mary Therese Anderson from Charlene H. Gibson by Deed of record in Book 10281, Page 143, said Register's office.

This is improved property known as: 3449 Golf Club Lane
Nashville, TN 37215

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1998 are a lien against the property herein conveyed, but are not currently due or payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantor paying their prorata part thereof to the Grantee who shall be responsible for payment when same become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Title to the aforedescribed property is vested in Mary Therese Anderson. David M. Anderson, husband of Mary Therese Anderson, hereby joins into the conveyance of the property herein described, for the purpose of conveying any interest he might have in said property by reason of his marriage to Mary Therese Anderson, but does not undertake any of the other obligations set forth in this Warranty Deed or referred to herein.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

Mary Therese Anderson
MARY THERESE ANDERSON

David M. Anderson
DAVID M. ANDERSON

STATE OF TENNESSEE
SS:
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, **MARY THERESE ANDERSON**, et vir., **DAVID M. ANDERSON**, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 5th day of June, 1998.

My commission expires:
3/17/2002

E. C. Schroeder
Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
SS:
COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$153,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 5th day of June, 1998.

Gretchen Christensen
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 5th day of June, 1998.

My commission expires:
3/17/2002

E. C. Schroeder
Notary Public

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

B115 06/09 0101 03CHECK 576-9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10988 PG 558

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				153500.00
			CON TX	567.95
			PRFEE	1.00
			MTEED	8.00
			TOTAL	576.95
			CHECK	576.95

06/09/98 01 12:33 0001 8115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0448058
IDENTIF. # REFERENCE

98 JUN -9 PM 12:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1304004