STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 115,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF June, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-3-2001

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
A. SCOTT YARBROUGH, ATTORNEY
30 MUSIC SQUARE WEST, SUITE 305, NASHVILLE, TN 37203

Address of New Owner:	Send Tax Bills To:
Ai Sivongxay and	Ai Sivongxay and
Khem Sivongxay	Khem Sivongxay
609 Ransom Village Way	609 Ransom Village Way
Nashville, TN 37013	Nashville, TN 37013
	Map Parcel No.:135-14-0 C 18

For and in consideration of Ten Dollars ($10.00) and No Cents cash in hand paid by the hereinafter named grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, I, **JOHN B. HODSDEN, AND WIFE, ANGELA R. HODSDEN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AI SIVONGXAY AND KHEM SIVONGXAY** hereinafter called the grantee(s), her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"), to-wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Ransom Village, of record in Plat Book 7900, Page 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Ransom Village, Inc., a Tennessee Corporation, by deed from Ransom Place Homes, Inc., a Tennessee Corporation, of record in Book 9471, Page 298, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John B. Hodsden, and wife, Angela R. Hodsden, by deed from Ransom Village, Inc., a Tennessee Corporation, of record in Book 10158, Page 601, Register's Office for Davidson County, Tennessee.

This is (x)improved ( )unimproved property, known as **609 Ransom Village Way, Nashville, Tennessee.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the grantees, their heirs and assigns forever; and we do covenant with the said grantees that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and same is unencumbered, unless otherwise hereir 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HAND, this 29th day of June, 1998.

John B. Hodsden

Angela R. Hodsden

Attorney-In-Fact, John B. Hodsden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State of Tennessee, County of Davidson, the within named John B. Hodsden, individually and as Attorney-in-Fact for, Angela R. Hodsden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/they executed the foregoing instrument for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this 29th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 8-17-98

WARRANTY DEED
FROM
JOHN B. HEADSTONE, and WIFE, ANGELA R. HEADSTONE
TO
AI SIVONGXAY AND KHEM SIVONGXAY

RETURN TO

A. SCOTT YARBROUGH, ATTORNEY
30 MUSIC SQUARE WEST SUITE 305
NASHVILLE, TN 37203
615-256-7231

7824 06/30 0101 03CHECK 434.50

045710.1
IDENTIF. & REFERENCE
98 JUN 30 PM 2:51
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10999 PAGE 534

CD - 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
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7824

0457101
IDENTIF. ↑ REFERENCE

98 JUN 30 PM 2:51

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

No. 1313614