FILE BOX 45

WARRANTY DEED

BOOK 11051 PAGE 129

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Nouphanh Chanthachack
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 98

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nouphanh Chanthachack (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 136-13
212 Sailboat Drive (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 75
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	

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, Debra S. Giffin and husband, Larry D. Giffin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nouphanh Chanthachack and wife, Ounheuane Chanthachack

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:

BEING Lot No. 557, on the plan of Edge-O-Lake Estates, Section 13, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith.

BEING the same property conveyed to Debra S. Hollins by deed from David F. Vanderwood, of record in Book 10433, Page 601, Register's Office for said County. *The said Debra S. Hollins, now married, a/k/a Debra S. Giffin.

This conveyance is subject to Restrictive Covenants of record in Book 4268, Page 302, Register's Office for said County.

0470717
IDENTIF. & REFERENCE

98 DEC -4 PM 2:44
CLERK & MASTER REGISTER
DAVIDSON COUNTY, TN.

2368 08/04 0101 03CHECK 390.25

unimproved (
This is improved ( ) property, known as 212 Sailboat Drive, Nashville, TN 37217
(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 31st day of July 19 98

Debra S. Giffin

Debra S. Giffin

Larry D. Giffin

Larry D. Giffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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FILE BOX 45

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra S. Giffin and husband, Larry D. Giffin

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 31st day of July, 1998.

Commission expires 3/24/01

Notary Public

PATRICIA LAPRE NOTARY PUBLIC DAVIDSON COUNTY

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

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

RECEIVED OF _____

FOR _____

BOOK 11051 PAGE 131

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 102500.00
CON TX 379.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 390.25
CHECK 390.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/04/98 01 14:46 0001 2368

0470717
IDENTIF. # REFERENCE

98 AUG -4 PM 2:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1327965