Box 61

BOOK 11054 PAGE 165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Subscribed and sworn to before me, this 3rd day of August, 1998.

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

My Commission Expires: _____

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: **KIT CHANTHAVONG AND WIFE, SYAMPHAY CHANTHAVONG**	NAME: **SAME**
STREET ADDRESS: **401-403 Lutie Drive**	STREET ADDRESS:
CITY: **NASHVILLE** STATE: **TN**	CITY: STATE:
ZIP CODE: MAP & PARCEL NO. **119-06-9-335.00**	ZIP CODE:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MORELAND RAY SCALES,**

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **KIT CHANTHAVONG AND WIFE, SYAMPHAY CHANTHAVONG,**

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING Lot No. 1, on the plan of ROSEWOOD ESTATES, SECTION 3, according to plan of record in Book 5210, page 1, in the Register's Office of Davidson County, Tennessee. Said Lot No. 1 is located on the northwest corner of the intersection of Lutie Street and Lutie Drive, fronting 111.25 along the northerly margin of Lutie Street and fronting 65.0' along the westerly margin of Lutie Drive, with a curve between two lines measuring 41.16' in length, said lot having a northerly line measuring 121.21' and a westerly line measuring 94.94'.

Being the same property conveyed unto Moreland Ray Scales, an unmarried person, by Deed recorded October 23, 1984, in Book 6409, Page 364, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **401-403 LUTIE DRIVE, NASHVILLE, TENNESSEE**

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 3RD DAY OF AUGUST, 1998.

Moreland Ray Scales
MORELAND RAY SCALES

3144 08/05 01:01 03CHECK 233.00

98 AUG -5 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE

04711481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 1998, before me personally appeared **MORELAND RAY SCALES** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

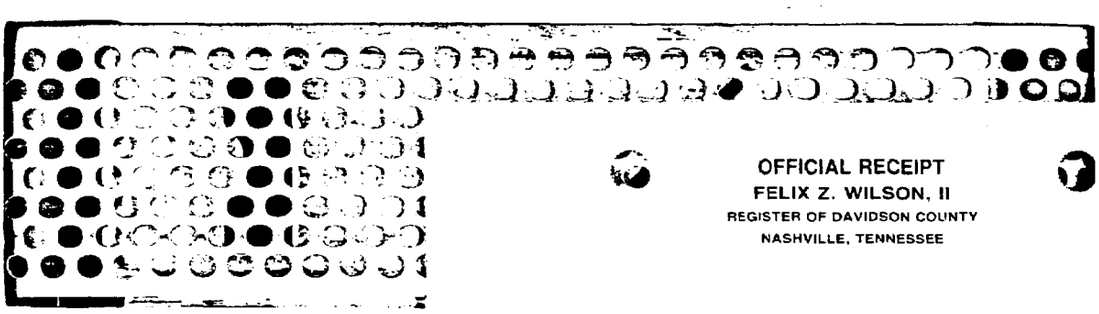
My Commission Expires: My Commission Expires MAY 30, 1999

Patricia Kay Neal
Notary Public

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WARRANTY DEED

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

RECEIVED OF _____

FOR _____

BOOK 11054 PAGE 167

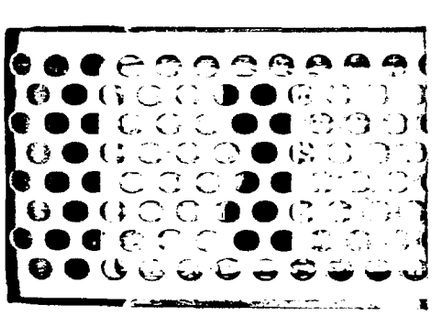
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 233.00
CHECK 233.00

08/05/98 01 15:21 0001 3144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



047148

IDENTIF. # REFERENCE

98 AUG -5 PM 3:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1328735