WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37036)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 1/30/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Phetsamouth Sourviyavong (NAME)	First Trust Mortgage Company (NAME)	149-9-158
4745 Apollo Drive (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	2DU-63169
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Daniel M. Toporoski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phetsamouth ~~Sourviyavong~~ and wife, Vimala Bouaphayvanh Souriyavong PS VB

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. 193 on the Plan of Barclay Square, Section 3, as of record in Book 4675, Page 154, Register's Office for said County.

Said Lot No. 193 fronts 53.17 feet on the westerly side of Apollo Drive and extends back 171.27 feet on the southerly line which is a broken line, and 160.63 feet on the northerly line to a dead line which is a broken line, measuring 72.55 feet thereon.

BEING the same property conveyed to Daniel M. Toporoski by deed from Tommy F. Grant and wife, Belinda P. Grant of record in Book 5528, Page 163, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

98 SEP -3 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 048146

unimproved ( )
This is improved (X) property, known as 4745 Apollo Drive, Antioch, TN 37013
(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 my hand this 31st day of August 19 98

Daniel M. Toporoski by Alan D. Mazer AIF

Daniel M. Toporoski by Alan D. Mazer as atty. in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named [illegible]

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained Witness my hand and official seal at Nashville, Tennessee, this 31st day of August 19 98.

Commission expires _____

_____
Notary Public

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

State of Tennessee
County of DAVIDSON

On this the 31ST day of AUGUST, 1998, before me personally appeared ALAN D. MAZER to me known to be the person who executed the foregoing instrument in behalf of DANIEL M. TOPOROSKI as HIS Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said DANIEL M. TOPOROSKI.

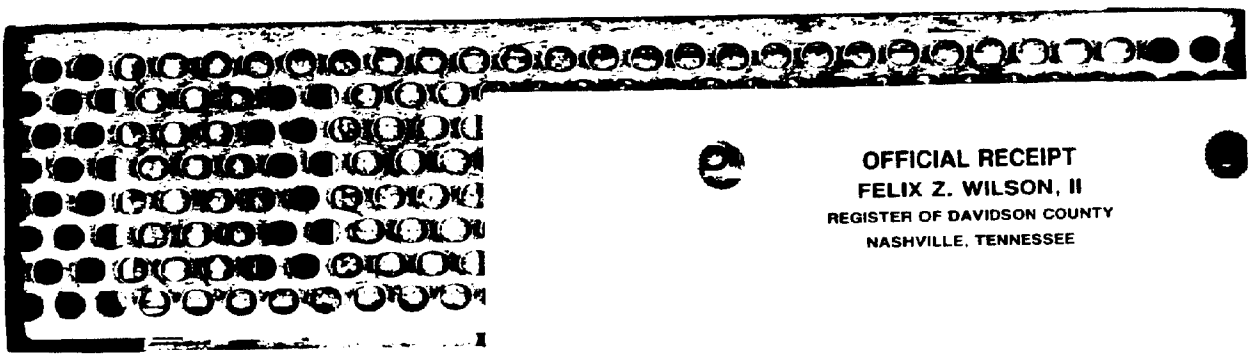
Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 31ST day of AUGUST, 1998.

My Commission Expires:
11/29/98

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

$758 09/03 0101 03CHECK 319-95



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

RECEIVED OF _____

FOR _____

BOOK 11099 PAGE 5

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

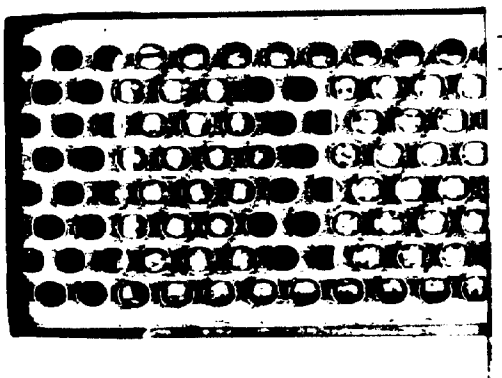
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	83500.00
CON TX	308.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	319.95
CHECK	319.95

09/03/98 01 14:16 0001 6758



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0484146
IDENTIF. ↑ REFERENCE

98 SEP -3 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342195