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This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

BOOK 11131 PAGE 766

ADDRESS NEW OWNER:
FRED G. STRATTON and MARY T. STRATTON
105 Karen Ray Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
Guaranty Trust Company
640 Broadmor Blvd., Suite 100
Murfreesboro, TN 37129-1218

MAP **162-03-0**
PARCEL **214.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **VONGPHET PHETSAVANH and wife, AI PHETSAVANH,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **FRED G. STRATTON and wife, MARY T. STRATTON,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 Apache Hills Section 4, of record in Book 4460, Page 60, Register's Office for said County.

Said Lot No. 45 fronts 71.92 feet on the Southwesterly side of Karen Ray Drive and runs back on the Northwesterly lot line 132.0 feet and 90.0 feet on the Southeasterly lot line, to a broken line in the rear which measures a total of 88.47 feet thereon.

Being the same property conveyed to Vongphet Phetsavanh and his wife, Ai Phetsavanh by Deed from Phillips Builders, Inc. of record in Book 8159, Page 843, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Karen Ray Court, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictive Covenant for Apache Hill of record in Book 4564, Page 724, Register's Office for Davidson County, Tennessee..
2. This conveyance is subject to public utility and drainage easements; anchor easements; and building setback lines of record in Book 4460, Page 60, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves their 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.

WITNESS my hand this the 25th day of September, 1998. BOOK 11131 PAGE 767

VONGPHET PHETSAVANH

AI PHETSAVANH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **VONGPHET PHETSAVANH and AI PHETSAVANH**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of September, 1998.

NOTARY PUBLIC

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

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of September, 1998.

NOTARY PUBLIC

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

My Commission Expires: February 3, 2001

6851 09/29 0101 03CHECK 307.00

98 SEP 29 PM 2:57

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

04933572

REGISTER'S REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 11131 PAGE 768

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 307.00
CHECK 307.00

09/29/98 01 14:58 0001 6851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493572
IDENTIFICATION REFERENCE

98 SEP 29 PM 2:57
REGISTER
DAVIDSON COUNTY, TN.

No. 135216