0493732

IDENTIF. & REFERENCE

MAIL ENV.

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

98 SEP 30 AM 8:36

REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Vanh Kounlavong and wife, Sengchanh Kounlavong 4721 Debra Drive Antioch, Tennessee 37013	Mortgage Portfolio Services 210 25th Ave. North, #500 Nashville, TN 37203	149-09-028

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Vanh Kounlavong
AFFIANT

Sworn to and subscribed before me
this 28 day of September, 1998.

NOTARY PUBLIC

My Commission Expires: 2/23/02

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **PEGGY B. MCARTHUR, unmarried**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **VANH KOUNLAVONG and wife, SENGCHANH KOUNLAVONG**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Debra Heights, Section 3, as of record in Book 4175, page 6, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 95 feet on the northwesterly margin of Debra Drive, and extends back 115 feet on the northeasterly side and 131.83 feet on the southwesterly side, to a line in the rear on which is measures 74.97 feet.

BEING the same property conveyed to Stanley H. McArthur and wife, Peggy B. McArthur by Warranty Deed from Dennis M. Weaver and wife, Pamela W. Weaver, of record in Book 4318, page 30, Register's Office for Davidson County, Tennessee. The said Stanley H. McArthur having since died leaving the property vested in Peggy B. McArthur as surviving tenant by the entirety.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. All matters appearing on the Plan of Debra Heights, Section 3 of record in Book 4175, page 30, Register's Office for Davidson County, Tennessee.

2. Restrictions contained in instrument of record in Book 4206, page 805, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

This improved property is known as 4721 Debra Drive, Antioch, Tennessee 37013.

WITNESS our hands this 28 day of September, 1998 in Nashville, Tennessee.

Peggy B. McArthur
PEGGY B. MCARTHUR

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 Peggy B. McArthur, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of September, 1998.

Notary Public

My commission expires: 2/23/02

7033 09/30 0101 03CHECK 344.00

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

RECEIVED OF _____

FOR _____

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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
				MAMT 90000.00
				ERR CO
				MAMT 90000.00-
				CAMT 90000.00
				CON TX 333.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 344.00
				CHECK 344.00
			09/30/98 01	08:37 0001 7033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493732
IDENTIF. # REFERENCE

98 SEP 30 AM 8:36

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

No. 1352341