BOOK 11233 PAGE 598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 47,253.93

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November, 19 98

Notary Public

MY COMMISSION EXPIRES: 3/24/2001
(AFFIX SEAL)

R. SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peun Frichitavong (NAME)	Regions Mortgage, Inc. (NAME)	119-10-137
2722 Druid Avenue (ADDRESS)	P.O. Box 2489 (ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Montgomery, AL 36102-2489 (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, Peun Frichithavong and Souk Phakonekham, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peun Frichitavong and Onesy Frichithavong

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:

Land in Davidson County, Tennessee, being Lot No. 51, on the Plan of Hidden Acres, of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Peun Frichithavong and Souk Phakonekham by deed from Harry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 9317, page 970, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Taxes for 1999 and subsequent years; all matters shown on the plan of record in Book 1130, page 89, Register's Office for Davidson County, Tennessee.

Grantee hereby assumes the indebtedness evidenced by the deed of trust, dated April 15, 1994, of record in Book 9317, page 973, Register's Office for Davidson County, Tennessee, securing the origianl principal sum of $49,400.00 to Southeastern Mortgage of Tennessee, said deed of trust having since been assigned by instrument of record in Book 9317, page 978, Register's Office for Davidson County, Tennessee.

Onesy Frichithavong joins in this conveyance for the sole purpose of conveying any marital interest she may have in subject property as spouse of Peun Frichithavong.

unimproved ( )
This is improved (X) property, known as 2722 Druid Avenue, Nashville, Tennessee 37210
(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 24th day of November, 19 98

Peun Frichithavong ONESY. F
Peun Frichithavong

Souk Phakonekham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peun Frichithavong and Souk Phakonekham and Onesy Frichithavong

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 Brentwood, Tennessee, this 24th day of November 19 98.

Commission expires _____

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires October 6, 2000

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 _____ 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

0520037
IDENTIF. ↑ REFERENCE

98 DEC -3 AM 9:35
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

4951 12/03 0101 03CHECK 185.84

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

RECEIVED OF _____

FOR _____

BOOK 11233 PAGE 600

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 47253.97
				CON TX 174.84
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 185.84
				CHECK 185.84
			12/03/98 01	09:34 0001 4951

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0520037
IDENTIF. ↑ REFERENCE

98 DEC -3 AM 9:3[illegible]

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1379969