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

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ADDRESS NEW OWNER:
VONGPHET PHETSAVANH and AI PHETSAVANH
3453 Shakertown Road
Antioch, Tennessee 37013

SEND TAX BILL TO:
To Mortgagee

MORTGAGEE:
GUARANTY TRUST COMPANY
640 Broadmor Blvd., Suite 100
Murfreesboro, Tennessee 37129

MAP **150-03**
PARCEL **362.00**

WARRANTY DEED

8426 12/10 0101 03CHECK 525.30

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, **SCOTT M. PRESSON and wife, LORRAINE PRESSON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **VONGPHET PHETSAVANH and wife, AI PHETSAVANH**, 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. 416 on the Plan of Section Nine, The Country, a plat of which is of record in Plat Book 6900, Page 285, Register's Office for said County, to which plat reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Scott M. Presson and his wife, Lorraine Presson by Deed from Phillips Builders, Inc. of record in Book 7622, Page 420, Register's Office for Davidson County, Tennessee.

This is improved property known as 3453 Shakertown Road, 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. Subject to all maters shown on Plat recorded in Book 6900, Page 285, Register's Office for Davidson County, Tennessee.
2. Restrictions and Easements contained in Book 7402, Page 977 as corrected by Book 7404, Page 292, 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 our hands this the 9th day of December, 1998.

Scott M Presson by Lorraine Presson, Attorney in Fact
SCOTT M. PRESSON

Lorraine Presson
LORRAINE PRESSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned Notary Public in and for said County and State, **LORRAINE PRESSON, Attorney in Fact for SCOTT M. PRESSON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed as Attorney in Fact for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of December, 1998.

Amy Beth Walpole
NOTARY PUBLIC

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

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 9th day of December, 1998.

Amy Beth Walpole
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 $139,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of December, 1998.

Amy Beth Walpole
NOTARY PUBLIC

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

My Commission Expires: February 3, 2001

052328 IDENTIF. ↑ REFERENCE

98 DEC 10 AM 9:02
GILL GANNAL REGISTER
DAVIDSON COUNTY, TN.

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
			CAMT	
				139000.00
			CON TX	514.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	525.30
			CHECK	525.30
		12/10/98	01	09:04 0001 8426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

052328.1
IDENTIF. # REFERENCE

98 DEC 10 AM 9:02

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383405