WARRANTY DEED

11259 340

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$149,100.00**

April Childers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF DECEMBER, 1998**

Elizabeth E Triplett
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 280, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex E. Debord III	**Mortgage Portfolio Services, Inc.**	**150-12-A-56**
(NAME)	(NAME)	
3732 Seasons Drive	**4144 N. Central Expressway #850**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Dallas, TX 75204**	
(CITY) (STATE) (ZIP)	(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, **Souri J. Chayavon and wife Manysavanh L. Chayavon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rex E. Debord III and wife Noy C. Debord**, 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. 730 on the Plan of Somerset Phase IV of record in Plat Book 7900, Page 978 & 979, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Souri J. Chayavon and wife Manysavanh L. Chayavon by deed of record in Book 10194, Page 103, Register's Office for Davidson County, Tennessee.
This instrument is executed on behalf of Manysavanh L. Chayavon by Souri J. Chayavon as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11259 Page 339, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **3732 Seasons 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.

0527110
IDENTIF. & REFERENCE

98 DEC 18 PM 12:57
REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 11th day of December, 1998.

Souri J. Chayavon

Manysavanh L. Chayavon

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 Souri J. Chayavon ~~and wife Manysavanh L. Chayavon~~ 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 1998.

Commission expires: 5-26-2002

Elizabeth E Triplett
Notary Public

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this 11th day of December, 1998 before me personally appeared Souri J. Chayavon, the person who executed the foregoing instrument on behalf of Manysavanh L. Chayavon and acknowledged that she executed the same as the free act and deed of the said Manysavanh L. Chayavon, through Power of Attorney granted him by the said Manysavanh L. Chayavon.

Commission expires: 5/26/2002

Elizabeth E Triplett
Notary Public

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

2520 12/1B 0101 03CHECK 562.67

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

342

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	CFEE	COMPUTER FEE	PROBATE	PROBATE FEE

11259

[illegible]	1*100.00
CON TX	1.50
REGFEE	1.00
MISCFEE	2.00
CFEE	3.00
TOTAL	107.50
CHECK	107.50

12/10/98 01 12:57 0001 25.00

0527110

93 DEC 10 PM 12:57

CROSS REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401964