2

BOOK 11274 PAGE 697

STATE OF TENNESSEE
COUNTY OF DAVIDSON
I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 98

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

MY COMMISSION EXPIRES: 3-27-99 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sak Amphonephong (NAME)	FT Mortgage Companies dba First (NAME)	MAP 148-12
4610 Fanning Drive (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 224
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (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, Homxay Sirapradith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sak Amphonephong and wife, Khanthaly Amphonephong

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:

The following described tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 108 on the Plan of Hazelwood, Section 15, of record in Book 4660, page 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 92.81 feet on the northerly margin of Fanning Drive and extends back 160.0 feet on the easterly line and 155.74 feet on the westerly line to a dead line in the rear, measuring 34.09 feet thereon.

Being the same property conveyed to Bounmy Sirapradith and wife, Homxay Sirapradith by deed from William Edward Davis and wife, Debra W. Davis, of record in Book 6769, Page 509, Register's Office for Davidson County, Tennessee. The said Bounmy Sirapradith having since died and subject property vested in Homxay Sirapradith as the surviving tenant by the entirety.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 4660, page 176; restrictions of record in Book 4562, page 138 and Book 4951, page 722; all of record in the Register's Office for Davidson County, Tennessee.

98 DEC 30 PM 3:19
RECEIVED
PAUL CHERRY REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0530937

unimproved ( )
This is improved (X) property, known as 4610 Fanning Drive, Antioch, Tennessee 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.

Witness my hand this 28th day of December 19 98

Homxay Sirapradith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Homxay Sirapradith, unmarried

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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of December 19 98.

Commission expires 3-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires
March 27, 1999

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 _____ to 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

WARRANTY DEED

FROM

Homxay Sirapradith

TO

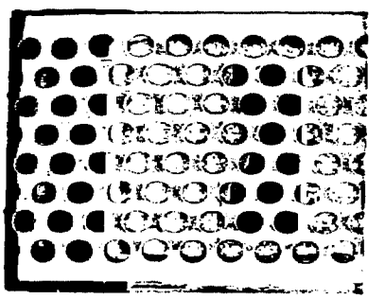
Sak Amphonephong and wife,
Khanthaly Amphonephong

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

6586 12/30 0101 03CHEC

307.00



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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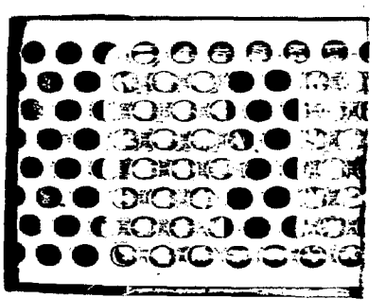
RECEIVED OF _____

FOR _____

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	PRFEE - PROBATE FEE

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

12/30/98 01 15:17 0001 6586



0530937
IDENTIF. # REFERENCE

DEC 30 PM 3:19
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403895