BOOK 11379 PG. 813

STATE OF TENNESSEE 7903-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,896.83

Peng Bandith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 99.

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/25/03

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peng Bandith	Svan & Lan Do Lending	183-81
(NAME)	(NAME)	
5.99 acres more/less	3845 Scotwood Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Davidson County, TN	Nashville, TN 37211	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 of which is hereby acknowledged, WE, Khamtanh Phengnoi and wife, Onekeo Phanthalangsy

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Peng Bandith and wife, Bounpho Bandith

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:

See Attached Exhibit "A"

BEING the same property conveyed to Khamtanh Phengnoi and wife Onekeo Phanthalangsy by deed from Don Warren and wife, Jada Warren, Mort H. Borland, III, unmarried, filed of record in Book 10646, page 404, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

99 MAR 11 PM 2:37

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This is improved property known as 5.99 acres more/less, Davidson County, TN

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 their hands this 26th day of February, 19 99.

Khamtanh Phengnoi
Khamtanh Phengnoi

X Onekeo Phanthalangsy
Onekeo Phanthalangsy

7903-M

BOOK 11379 PG. 814

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

Khamtanh Phengnoi and wife, Onekeo Phanthalangsy

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 Nashville Tennessee, this 26th day of February, 1999.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey by J. Mark Cantrell, RLS #1859, Arrowhead Survey, 6701 Holt Road, Nashville, TN, dated October 2, 1997, and more particularly described as follows:

Beginning at a P.K. nail found at the intersection of the centerline of Battle Road and Old Hickory Blvd.; thence North 63 degrees 41 minutes 19 seconds East, 347.15 feet to an iron pin set at the northeasterly corner of Jesse Oates property as described in Book 3702, page 21, Register's Office for Davidson County, Tennessee, said pin being in the southerly right of way of Old Hickory Blvd. (30 foot ROW) and being the point of beginning for herein described property; thence leaving Oates and with said margin the following calls: North 60 degrees 03 minutes 53 seconds East, 139.51 feet to a point; North 71 degrees 29 minutes 00 seconds East, 97.58 feet to a point; North 86 degrees 14 minutes 11 seconds East, 40.83 feet to a point; North 89 degrees 26 minutes 58 seconds East, 116.33 feet to an iron pin found at the northwesterly corner of Thomas Bolton as recorded in Book 8912, page 933, Register's Office for Davidson County, Tennessee; thence leaving Old Hickory Blvd. and with Bolton the following calls: South 03 degrees 47 minutes 42 seconds West, 581.57 feet to an iron pin found; South 02 degrees 47 minutes 03 seconds East 578.72 feet to an iron pin found in the northerly line of Steven Johnson as recorded in Book 8342, page 679, Register's Office for Davidson County, Tennessee; thence leaving Bolton and with Johnson, North 82 degrees 30 minutes 19 seconds West, 229.70 feet to an iron pin found at the southeasterly corner of Mary Sue Clark as recorded in Book 8135, page 844, Register's Office for Davidson County, Tennessee; thence leaving Johnson and with Clark North 13 degrees 27 minutes 16 seconds East, 545.37 feet to an iron pin found at the southeasterly corner of A. J. Burkitt as recorded in Book 7295, page 99, Register's Office for Davidson County, Tennessee; thence leaving Clark and with Burkitt, North 40 degrees 32 minutes 19 seconds West 406.67 feet to a chiseled hole found in a rock at the southeasterly corner of said Oates; thence leaving Burkitt and with Oates, North 01 degrees 34 minutes 09 seconds East, 184.59 feet to the point of beginning, containing 5.59 acres more or less.

7251 03/11 0101 03CHECK 170.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11379 PG. 816

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

0559824

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CAMT	41896.83
CON TX	155.02
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	170.02
CHECK	170.02

03/11/99 01 14:36 0001 7251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436393