WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37762)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
26th DAY OF March, 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xaysongkham Champasouk	FT Mortgage Companies DBA First	148-2-52
(NAME)	(NAME)	
309 Luna Drive	P.O. Box 146	5DU-15986
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38101	
(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, Mark A. Flippen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Xaysongkham Champasouk, (unmarried)

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:

Being Lot No. 92 on the plan of Luna Heights, Section Three, of record in Book 2900 at page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Mark A. Flippen surviving joint tenant, Dave E. Baley being deceased, by deed from Sandra Jeanette Flippen of record in Book 11254, Page 964; and by deed from Phillip Evan Moss and wife, Teresa Marie Moss of record in Book 9852, Page 690, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 309 Luna Drive, Nashville, TN 37211
(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 unincumbered, 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 26th day of March, 19 99

Mark A. Flippen

Mark A. Flippen

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 Mark A. Flippen

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 19 99.

Commission expires 5/26/02

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 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

99 MAR 29 PM 1:33

05667

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11404 PG. 154

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

056673I

IDENTIF. ↑ REFERENCE

99 MAR 29 PM 1:33

CAMT
87500.00
ERR CD
CAMT
87500.00-
CAMT 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 334.75
CHECK 334.75

03/29/99 01 13:32 0001 4571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443636