FILE BOX 45

WARRANTY DEED

BOOK 11475 PG. 791

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 3/24/01

(AFFIX SEAL)

NICHOLS NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Ouansombath	Tucker Federal Bank, d/b/a	MAP #119-6
(NAME)	(NAME)	
2417 Glenrose Avenue	P. O. Box 211788	PARCEL #269
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Augusta, GA 30917-1788	
(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, Long Vinh Tran, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Ouansombath, married and Vieng Ouansombath, 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. 18, on the Plan of Rosewood Estates-Section 1, of record in Book 4955, Page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Long Vinh Tran by deed from Ramesh Pavuluri and Sujatha Vuyyuru, and Vijay Pavuluri and Sampurna Pavuluri, of record in Book 9881, Page 246, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5110, Page 595; Book 5176, Page 649; and Book 5264, Page 398, Register's Office for said County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 MAY 12 PM 1:34
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05861144

unimproved ( )
This is improved (X) property, known as 2417 Glenrose Avenue, Nashville, TN 37210
(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 7th day of May, 19 99

Long Vinh Tran

Long Vinh Tran

NOTARY PUBLIC STATE OF FLORIDA
LANA BUUSAO
MY COMMISSION # CC 741646
EXPIRES: 05/11/2002
1-800-3-NOTARY Fla. Notary Services & Bonding Co.

FILE BOX 45

STATE OF Florida
COUNTY OF Orange
Personally appeared before me, the undersigned
said County and State, the within named Long Vinh Tran, unmarried, a Notary Public in and for

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 Orange County Florida ~~Tennessee~~, this 7th day of May 19 99.

Commission expires 05-11-2002

LANA BUUSAO
MY COMMISSION # CC 741646
~~EXPIRES: 05/11/2002~~
1-800-3-NOTARY Fla. Notary Services & Bonding Co.

Lana Buusao
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

5164 05/12 0101 03CHECK 270.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	BOOK 11475 PG 793		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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 270.00
CHECK 270.00

05/12/99 01 13:39 0001 5164

05861144

IDENTIFICATION REFERENCE

99 MAY 12 PM 1:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459809