FILE BOX 45

WARRANTY DEED

BOOK 11533 PAGE 955

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE 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
Phayvanh Yiamvongsa (NAME)	Tucker Federal Bank, d/b/a (NAME)	MAP 137
1600 Bakers Grove Road (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 56
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, James L. Wheeler and wife, Yvonne Wheeler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phayvanh Yiamvongsa and Thatsathapho N. Pimpisam, both unmarried, as joint tenants with right of survivorship

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:

CERTAIN REAL ESTATE in Davidson County, Tennessee, as follows:

LAND in the 4th, formerly the 16th Civil District of Davidson County, Tennessee, being Lot No. 4 on the plan of John C. Warpool's Subdivision of a 12 acre tract, not of record described according to a survey made by Watkins and Murray Surveyors, October 29, 1946, as follows:

BEGINNING in the center of Old Hickory Boulevard 370 feet south of the intersection of said Boulevard and Granny Right Road, said beginning point is the common corner of Lots Nos. 3 and 4; thence with the line between said lots eastwardly 460.2 feet; thence southerly 102 feet to the corner of Lots Nos. 4 and 5; thence with the line between said lots, westwardly 495.2 feet to the center of Old Hickory Boulevard; thence with the center line of same, northwardly 100 feet to the beginning.

Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith.

BEING the same property conveyed to James L. Wheeler and wife, Yvonne Wheeler by deed from Carlisle Snell and wife, Sarah W. Snell, of record in Book 4319, Page 759, Register's Office for said County.

CONTINUED

This is improved (X) property, known as 1600 Bakers Grove Road, Hermitage, TN 37076 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 our hand s this 15th day of June, 19 99

James L. Wheeler

James L. Wheeler

Yvonne Wheeler

Yvonne Wheeler

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 James L. Wheeler and wife, Yvonne Wheeler

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 15th day of June, 99.

Commission expires March 24, 2001

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

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

99 JUN 18 AM 10:41
REGISTER
BY, TN.

060427
FEE LIRENCE

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION BOOK 11533 PAGE 957

This conveyance is subject to any and all existing restrictions and easements of record.

1478 06/18 0001 DOC# 003HECK 35.00 05:00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

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06011427

99 JUN 18 AM 10:41

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
MTEED	12.00
CFEE	2.00
TOTAL	366.50
CHECK	366.50

06/18/99 01 10:45 0001 1476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480052