STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 1999.

Notary Public

MY COMMISSION EXPIRES: 5/28/2000

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 West Northfield Blvd. Suite #1, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suhail K. Folad	SAME	133-16A-49 &
344 Elysian Fields Rd (NAME) ~~270 Tampa Drive, Units E-15 & E-22~~	(NAME)	133-16A-51
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, VAN PHONXAYA AND WIFE, KEEOW PHONXAYA, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto SUHAIL K. FOLAD, UNMARRIED, hereinafter called the GRANTEE(S), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL 1: Unit E-15, of Barcelona Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deeds, of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, page 839, said Register's Office, for a more complete identification and description of such Unit.

PARCEL 2: Unit E-22, of Barcelona Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deeds, of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 6400, page 839, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Van Phonxaya and wife, Keeow Phonxaya by Warranty Deed of record in Book 11000, page 577, of the Register's Office of Davidson County, Tennessee.

PARCELS 1 & 2: Subject to Master Deed of record in Book 6400, page 801; By-Laws of record in Book 6400, page 644; easement of record in Book 5868, page 422; any and all matters as shown on plat of record in Book 5200, page 410; of the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as Units E-15 & E-22, Barcelona Condominiums, 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 GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; 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 GRANTEE(S), his 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.

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

99 10/27 0101 03CHECK 247.80

99OCT27 PM 1:48
REGISTER
RUTHERFORD COUNTY, TN.

0651035
CROSS REFERENCE

Witness my/our hand(s) this 19th day of October, 1999.

Van Phonxaya

Keeow Phonxaya
By: Van Phonxaya, as Attorney-in-Fact

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Before me, the undersigned Notary Public, personally appeared Van Phonxaya, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of October, 1999.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

On this the 19th day of October, 1999, before me personally appeared Van Phonxaya, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Keeow Phonxaya, and is authorized by her to execute this instrument in her behalf by virtue of an instrument of record in Trust Deed Book 11719 page 416, of the Register's Office of Rutherford County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 19th day of October, 1999.

NOTARY PUBLIC

My Commission Expires: 5/28/2000

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

0651035

REFERENCE

99 OCT 27 PM 1:48

REGISTER
COUNTY, TN.

BOOK 11719 PAGE 419

CAMT	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	247.80
CHECK	247.80

10/27/99 01 13:53 0001 4577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532347