Dox 17

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Vanhna Chamleunsouk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF November 1999

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES 11/24/2001
(AFFIX SEAL)

BOOK 11740 PAGE 917

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vanhna Chamleunsouk (NAME) | FT Mortgage Companies d/b/a (NAME) | MAP 147-8 |
| 212 Flora Maxwell Road (ADDRESS) | First Tennessee Mortgage Co., Inc. P.O. Box 146 (ADDRESS) | PARCEL 237 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Memphis, TN 38101 (CITY) (STATE) (ZIP) | 5DU5701 |

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, Mary Alice Sorg, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vanhna Chamleunsouk and Soy Phantakov

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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section 4, Beverly Heights, of record in Book 5200, page 263, Register's Office for said County.

Said Lot No. 62 fronts 51.46 feet on the southeasterly margin of Flora Maxwlel Road and extends back 105.50 feet on the northeasterly line and 98.37 feet on the southwesterly line to a dead line in the rear, measuring 75.77 feet thereon.

0680 11/12 0101 03CHECK 233.00

Being the same property conveyed to Ray Wilson Cross by deed from Bobby E. York and wife, Melissa York of record in Book 6527, page 771, Register's Office for Davidson County, TN. The said Ray Wilson Cross having since died and the property vested in Mary Alice Sorg by Will of record in Will Book 227, page 370, Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, page 263, said Register's Office.

Subject to restrictions of record in Book 5626, page 220, said Register's Office.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 212 Flora Maxwell Road, 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 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 5th day of November 1999

Mary Alice Sorg By Dorothy R. McGinnis Atty in fact
Mary Alice Sorg
by Dorothy R. McGinnis by Power of Attorney recorded

simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____.

Commission expires _____ _____

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 _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On November 5, 1999, before me personally appeared Dorothy R. McGinnis to me known to be the person who executed the foregoing instrument in behalf of Mary Alice Sorg and acknowledged that she executed same as the free act and deed of said Mary Alice Sorg for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November 1999.

My Commission Expires:

11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Lauri A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

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



056804
RECEIVED
12 AM 11:06

# 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 |

BOOK 11740 PAGE 919

U656804

REFERENCE

RECD FOR REC 11:06

| | |
|---|---|
| CAMT | 60000.00 |
| CON TX | 222.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 233.00 |
| CHECK | 233.00 |

11/12/99 01 11:08 0001 0680

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1538374