This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

Instr:200006120058359 Page: 1 OF 3
REC'D FOR REC 06/12/2000 10:49:10AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $503.20

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **HARRY S. VICKOUS AND WIFE, DELLA S. VICKOUS**, (Collectively "Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **ALAN S. TOU AND DAVONE PHONGSAVATH** (Collectively "Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:
A certain tract or parcel of land in Davidson County, Tenn. described as follows to wit:

BEING LOT NUMBER 71 ON THE PLAN OF HICKORY WOODS, SECTION B, OF RECORD IN PLAT BOOK 6900, PAGE 512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO HARRY S. VICKOUS AND WIFE, DELLA S. VICKOUS BY WARRANTY DEED FROM CONTINENTAL DEVELOPMENT AND CONSTRUCTION, INC. RECORDED NOVEMBER 05, 1997 IN BOOK 10671, PAGE 920, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 5113 HICKORY GROVE DRIVE, ANTIOCH, TENN. 37013

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 24th day of May, 2000.

Harry S Vickous
Grantor

Della S Vickous by Harry S Vickous AIF
Grantor

STATE OF TENNESSEE)
) SS
COUNTY OF WILLIAMSON)

I, Notary Public in and for said county and state, do hereby certify that **Harry S. Vickous** personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be his free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 24th day of May, 2000.

Martha Ann Beasley
Notary Public

My Commission Expires: _____

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry S. Vickous with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Della S. Vickous and is authorized by Della S. Vickous to execute this instrument on her behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 24th day of May, 2000.

Shannon C. Reed
NOTARY PUBLIC

My Commission Expires:

SHANNON C. REED NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2002

STATE OF TENNESSEE)
) SS
COUNTY OF WILLIAMSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 136,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

S. F. Davis
Affiant

Subscribed and sworn to before me this 24th day of May, 2000.

Shannon C. Reed
Notary Public

Commission Expiration: _____

SHANNON C. REED NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2002

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
W. William Davis	Standard Mortgage Corp of Ga.	5113 Hickory Grove Drive
Davis & Jordan, PC 5210 Maryland Way, Suite 202 Brentwood, TN 37027	5775-D Peachtree Dunwoody Rd. Suite 100 Atlanta, Ga. 30342	Antioch, Tenn. 37013 **MAP & PARCEL 176-5-106**

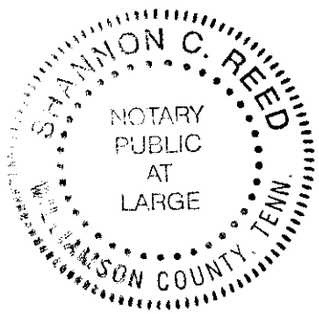
STATE OF TENNESSEE
COUNTY OF WILLIAMSON)

On this 24th day of May, 2000, before me personally appeared Harry S. Vickous, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Della S. Vickous and acknowledged that he executed the same as the free act and deed of Della S. Vickous

Witness my hand and official seal this 24th day of May, 2000.

NOTARY PUBLIC

My Commission Expires:_____



My Commission Expires OCT. 1, 2002

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