FILE BOX 45

WARRANTY DEED

Instr:200008170081610 Page: 1 OF 2
REC'D FOR REC 08/17/2000 2:03:03PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $366.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF August 20 00

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 1/26/02
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Vilas Sae Aung (NAME)	Chase Manhattan Mortgage (NAME)	MAP 148-5
301 Willard Dr. (ADDRESS)	1500 North 19th Street (ADDRESS)	PARCEL 150
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Monroe, LA 71201 (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, Todd B. Sanders and wife, Brittney Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vilas Sae Aung, married

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. 63, on the Plan of Haywood Acres, Section One, of record in Book 2900, Page 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEGINNING at a point in the southerly margin of Willard Drive, the common front corner of Lots Nos. 62 and 63 on said plan; thence southwardly 231.8 ft. to a point; thence eastwardly 193.8 ft. to a point in the west margin of Margo Lane; thence northeastwardly along said Margo Lane 196.95 ft. to a point which is the beginning of a curve; thence around said curve 39.27 ft. to the southerly margin of Willard Drive; thence westwardly 150 ft. to the point of beginning.

BEING the same property conveyed to Todd B. Sanders and wife, Brittney Sanders by Quitclaim Deed from Richard A. Northcutt, Trustee, of record in Book 10925, Page 792, Register's Office for said County. Reference is also made to Deed of record in Book 10355, Page 914, said Register's Office.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 17, said Register's Office.

Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 301 Willard Dr., 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 our hand S this 15th day of August, 20 00

Todd B. Sanders by Brittney Sanders Attn-in-fact

Todd B. Sanders

Brittney Sanders

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 _____20_____ .

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ Notary Public

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 Brittany Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Brittany Sanders executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2000.

My Commission Expires: 1/26/02

Marie Bradford
NOTARY PUBLIC

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON CO

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, Brittney Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Todd B. Sanders as his Attorney in Fact as the free act and deed of the within named Todd B. Sanders.

Witness my hand and official seal at Nashville, Tennessee the 15th day of August, 2000.

My Commission Expires: 1/26/02

Marie Bradford
NOTARY PUBLIC

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.