THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF ~~HENRY~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: 5-14-03
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Viroot Pongsavath (NAME)	Capital Bank & Trust Company (NAME)	MAP 134-15
1320 Antioch Pike (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 6
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (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, Juanita Bozarth, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Viroot Pongsavath and wife, Manivann Pongsavath

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, situated in the old 7th Civil District, now 5th District, described as follows:

BEGINNING at a point in the center of Mill Creek Valley Pike at the southwest corner of a tract of land this day (October 24, 1958) conveyed to Richard McPhurter and runs with his line north 70 1/4 degrees east 290 feet to a point in the west line of the Church lot; thence south 4 degrees West 109 4/10 feet to the corner of said Church lot; thence south 38 deg. West 207 feet to a point in the center of said Pike; thence with said pike north 38 1/2 degrees West 223 1/4 feet to the beginning, containing 84/100 of an acre, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE HEREIN MADE is that parcel conveyed to the Metroplolitan Government Government of Nashville & Davidson County, Tennessee, of record in Book 8236, page 974, dated November 13, 1990 and described as follows:

Land in Davidson County, Tennessee, situated in the old 7th Civil District, now 5th Civil District, described as follows:

Beginning at a point, said point being the southwestern property corner and on the existing eastern right-of-way line of Antioch Pike; thence North 33 degrees 03 minutes 52 seconds west 208.07 feet to a point on the common property line of (tax) Parcels 134-15-6 and 134-15-5; thence along said property line north 75 degrees 48 minutes 06 seconds east 5.17 feet to a point; thence along a curve to the right of radius 9514 feet for 206.32 feet with a chord bearing of south 31 degrees 50 minutes 52 seconds east for 206.32 feet to a point in the common

CONTINUED

unimproved ( )
This is improved (X) property, known as 1320 Antioch Pike, Nashville, Tennessee 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 ~~30th~~ 27th day of October, 2000

Juanita Bozarth
Juanita Bozarth

Davidson County DEEDWARR
Recvd: 10/31/00 11:28 3pgs
Fees:15.00 Taxes:601.25

20001031-0107865

STATE OF TENNESSEE

COUNTY OF HENRY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juanita Bozarth, an unmarried person

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville PARIS _____, Tennessee, this 27th day of October, 2000.

Commission expires 7-20-04

Vonda Bozarth Harpole
Notary Public

VONDA BOZARTH HARPOLE
NOTARY PUBLIC
AT LARGE
HENRY COUNTY, TN
MY COMMISSION EXPIRES:
July 20, 2004

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

LEGAL DESCRIPTION CONTINUATION

property line of (tax) parcels 134-15-6 and 134-15-7; thence along said property line south 42 degrees 57 minutes 15 seconds west for 0.52 feet to the point of beginning and containing therein an area of 484 square feet, more or less. [redacted]
BEING part of the same property conveyed to Juanita Bozarth by Quitclaim Deed from Pat Nichol, Trustee, of record in Book 5343, page 623, Register's Office for Davidson County, Tennessee.