Davidson County DEEDWARR
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Fees:11.00 Taxes:240.50

20010216-0015151

STATE OF TENNESSEE 2000-147
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2001.

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/25/2003

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kitanh Chanthavong	First Magnus Financial Corporation	119-06-3
(NAME)	(NAME)	
414 Lutie Street	5285 East Williams Cr. Ste. 2000	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, tennessee 37210	Tucson, AZ 85711	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Chanthanome Thepmanivong and Champathong Keobounhom

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kitanh Chanthavong, a married man

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. 8 on the Plan of Rosewood Estates, Section Three, as of record in Plat Book 5210, Page 1, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Chanthanome Thepmanivong and Champathong Keobounhom by deed from Robert C. Pritchett, Jr., filed of record in Instr. No. 200011290117094, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 414 Lutie Street, Nashville, Tennessee 37211

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 their hand s this 30th day of January, 2001.

Chanthanome Thepmanivong

Champathong Keobounhom

2000-147

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

Chanthanome Thepmanivong and Champathong Keobounhom

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2001.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.