This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Salvador L. Rivera
245 Bart Drive
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 07/10/01 11:54 2pgs
Fees:13.00 Taxes:389.63
20010710-0073489

SEND TAX BILL TO:
Owner

MORTGAGEE:
Guaranty Trust
640 Broadmor Blvd. Suite 100
Murfreesboro, TN 37133-1218

MAP	**162**
GROUP	**3**
PARCEL	**102**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sengkeo Chaiyavong,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Salvador L. Rivera and wife, Rosalia Alvarado,** 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. 45 on the plan of Section One, Colewood Hills, of record in Book 4300, Page 130, Register's Office for said County. Said Lot No. 45, which is a corner lot, fronts 118.62 feet on the southwesterly margin of Bart Drive and fronts 111.48 feet on the southeasterly margin of McLendon Drive, said frontages being joined by a curve having a length of 38.49 feet, and extends back 95.0 feet on the southeasterly line and 115.72 feet on the southerly line to a point of intersection.
>
> Being the same property conveyed to Khanthanet Chaiyavong and wife, Sengkeo Chaiyavong and Sythonh Manyphonh by deed from James R. Banniza and wife, Freida E. Banniza dated August 31, 1988, of record in Book 7643, Page 305, Register's Office for Davidson County, Tennessee. Khanthanet Chaiyavong, unmarried and Sythonh Manyphonh, married, having conveyed their interest in said property to **Sengkeo Chaiyavong** by Quitclaim Deeds of record in Instr #s 20010710-0073487 and 20010710-0073488, respectively, in the Register's Office for Davidson County, Tennessee.

This is improved property previously recorded as 145 Bart Drive, with a mailing address of 245 Bart Drive, Antioch, Tennessee 37013.

Taxes for the current year have been settled between the parties. This conveyance is also transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603 et seq.

2. Subject to all covenants, subdivision restrictions, easement and other matters of record in Plat Book 4300, Page 130, Register's Office for Davidson County, Tennessee.

3. Subject to Plan of Record in Plat Book 4300, Page 130, Register's Office for Davidson County, Tennessee.

4. Subject to all Homeowner Association dues and/or fees, if any, of record in Register's Office for Davidson County, Tennessee.

5. Subject to unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS my hand this the 5th day of July, 2001.

Sengkeo Chaiyavong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sengkeo Chaiyavong** 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of July, 2001.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires June 28, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $99,900.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of July, 2001.

TINA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires June 28, 2004