Box 13
#4140

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: ____ Title No: 43800

~~Dav. Co. File: Box 8~~

Davidson County DEEDWARR
Recvd: 09/13/02 11:13 2pgs
Fees:13.00 Taxes:432.90
20020913-0111690

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Madlen Sadirdzhanyan 484 Sunliner Drive Nashville, Tennessee 37209	America's Wholesale Lender P.O. Box 10212 Van Nuys, California 91410

TAX MAP-PARCEL NUMBERS: 90-15-39.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$117,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Inthavong Manivong and spouse, Nouphet Manivong, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Madlen Sadirdzhanyan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Charlotte Park Section Six, of record in Book 2900, page 7 and 8, Register's Office for said County.

Said Lot No. 306 fronts 72.0 feet on the easterly margin of Sunliner Drive and extends back between parallel lines 140.5 feet to a dead line.

Being the same property conveyed to Inthavong Manivong and spouse, Nouphet Manivong by deed from Jaames Morton Sager, Jr., and wife, Kathryn M. Sager of record in Book 8052, page 687, Register's Office for Williamson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 7 and 8, said Register's Office, which Plan shows a 10 foot minimum building setback line from Sunliner Drive and a 10 foot easement for public utility purposes along the rear line(s); and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as: 484 Sunliner Drive, Nashville,, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2002 .

Inthavong Manivong

Nouphet Manivong

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2002 , before me the undersigned authority, personally appeared **Inthavong Manivong and Nouphet Manivong** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $117,000.00

Affiant

Sworn and subscribed before me this 30th day of August, 2002

My Commission Expires: 5/28/06

LaTrece M. Cadet NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires MAY 28, 2003