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FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 19 91.

Notary Public

MY COMMISSION EXPIRES 7/13/91

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Tam Minh Pham, et ux, (NAME) | Atlantic Coast Mortgage Company (NAME) | MAP 161-10 |
| 640 Huntington Parkway (STREET ADDRESS OR ROUTE NUMBER) | 12700 Fair Lakes Circle, Suite 400 (STREET ADDRESS) | PARCEL 4 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | Fairfax, VA 22033 (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, Sarah Agnes Dunn and John H. Dunn, Jr.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tam Minh Pham and wife, Khanh Mai Do Pham,

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. 62 on the plan of Huntington Park, Section One, of record in Book 4175, page 10, Register's Office for said County.

Said Lot No. 62 fronts 74.0 feet on the northerly margin of Huntington Parkway and extends back 150.0 feet on the westerly line and 150.0 feet on the easterly line to a dead line in the rear, measuring 74.0 feet theron.

Being the same property conveyed to Sarah Agnes Dunn and John H. Dunn, Jr., as tenants in common by deed from Cheryl N. McWilliams and husband, Jasper A. McWilliams of record in Book 5392, page 210, said Register's Office.

This conveyance is made subject to: (a) property taxes for 1991 for which Grantee(s) will be responsible; (b) restrictive convenants of record in Book 4225, page 778, Register's Office for said County; and (c) matters set forth on said plan.

3020 03/13 0101 03CHECK 257.80

unimproved ( )
This is improved (XX) property, known as 638 & 640 Huntington Parkway, 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 8th day of March, 19 91

Sarah Agnes Dunn

John H. Dunn, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Sarah Agnes Dunn and John H. Dunn, Jr.

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of March 1990

Commission expires 7/13/91

John V. Adams
John V. Adams Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Sarah Agnes Dunn and
John H. Dunn, Jr.

TO
Tam Minh Pham and wife,
Khanh Mai Do Pham

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

98067

IDENTIF. REFERENCE

MAR 13 '91

DAVID

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 76000.00
CON TX 250.80
PRFEE 1.00
~~MTGFEE 6.00~~
~~TOTAL 257.80~~
CHECK 257.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/91 01 08:15 0001 3020

98687

IDENTIF. REFERENCE

Mar 13 8 15 AM '91

DAVIDSON COUNTY TN.

**No. 403816**