B4435

WARRANTY DEED

BOOK 10299 PG 375

File No: 00281727

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tam Minh Pham	Owner	Map 162-10
[NAME] 329 Burgandy Hill Trail ~~520-522 Benzing Road~~	[NAME]	Parcel 6
[STREET ADDRESS OR ROUTE NUMBER] Nashville, TN 37211	[STREET ADDRESS]	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Stephen W. Garton and wife, Isabell H. Garton

have this day bargained and sold, and do hereby transfer and convey unto the said Tam Minh Pham and wife, Khanh Mai Do-Pham

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson } The actual consideration or value which ever is greater for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 20TH day of DECEMBER, 19 96

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 520-522 Benzing Road, Nashville, TN
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 20TH day of DECEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stephen W. Garton

Isabell H. Garton

Stephen W. Garton

Isabell H. Garton

STATE OF Tennessee
COUNTY OF Willliamson

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Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Stephen W. Garton and wife, Isabell H. Garton

the within named 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 Willliamson COUNTY, Tennessee, this 20TH day of DECEMBER, 19 96.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

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Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Brookview Estates, Section 1, of record in Plan Book 4460, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description.

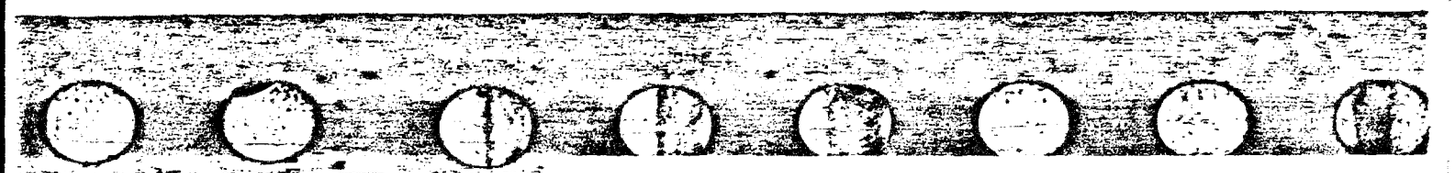
Being the same property conveyed to Stephen Wayne Garton and wife, Isabell H. Garton, by deed from Jonathan J. Kornau and wife, Ann Marie Cianciolo Kornau, of record in Book 9062, page 818, Register's Office for Davidson County, Tennessee.

SWG
IBG

0258363
IDENTIF. & REFERENCE

96 DEC 23 PM 1:40
DAVIDSON COUNTY, TN.

8494 12/23 0101 03CHECK 272.00

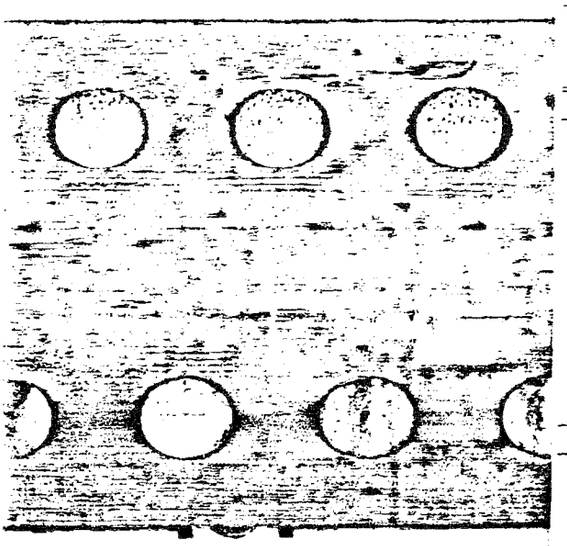


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10299 PG 378



CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 272.00
				CHECK 272.00
			12/23/96 01	13:42 0001 8494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0258363
IDENTIF. REFERENCE

96 DEC 23 PM 1:41

DAVIDSON COUNTY, TN.

No. 1101067