Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1349

BOOK 10622 PG 749

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alan C. Bartlett and wife, Cathey E. Rankhorn Bartlett**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thuy Tran, unmarried, Thai Tran and wife, Phuong Nguyen**, 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. 23 on the Plan of Welch Meadows, Section 1, of record in Plat Book 3700, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 75 feet on the easterly margin of Jonquil Drive and extends back 104.01 feet on the southerly line and 126.53 feet on the northerly line to a dead line in the rear measuring 78.30 feet thereon.

Being the same property conveyed to Alan C. Bartlett, unmarried, and Cathey E. Rankhorn, unmarried, by deed of record in Book 7301, page 569, RODC. Alan C. Bartlett and Cathey E. Rankhorn (now Bartlett) are now married.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

97 SEP 25 AM 11:16

REGISTER

0352684

IDENTIF. & REFERENCE

This is improved property, known as: 4924 Jonquil Drive, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 25th day of September, 1997

Alan C. Bartlett

Cathey E. Rankhorn Bartlett

Alan C. Bartlett

Cathey E. Rankhorn Bartlett

State of Tennessee)
County of Davidson)

BOOK 10622 PG 750

On this the 25th day of September, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Alan C. Bartlett and Cathey E. Rankhorn Bartlett**, the bargainor(s), 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.

Notary ~~Public~~

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$105,000.00**.

Alan C Bartlett
Affiant

Sworn and subscribed before me on this the 25th day of September, 1997.

Notary Public

My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Thuy Tran	**Suntrust Bank**	**147-4-100**
4924 Jonquil Drive	PO Box 305110	
Nashville, TN 37211	Nashville, TN 37230-5110	

3099 09/26 0101 03CHECK 397.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10622 PG 751

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
	105000.00
CON TX	388.50
PRFEE	1.00
WDEED	8.00
TOTAL	397.50
CHECK	397.50

09/26/97 01 11:13 0001 3099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0352684
IDENTIF. & REFERENCE

97 SEP 26 A 11:16

FELIX Z. WILSON, REGISTER
DAVIDSON CO., NASHVILLE, TN.

No. 1202476