BK 10781 PG 860 #1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, Inc., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
An Ngoc Tran (NAME)	SourceOne Mortgage Services Corp (NAME)	Map 133-03-0
3229 Southlake Drive (ADDRESS)	27555 Farmington Road (ADDRESS)	Parcel 012.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3314 (CITY) (STATE) (ZIP)	

FOR AND 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, James Edward Allen, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO An Ngoc Tran and wife, Phy Thi 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. 4 on the Plan of Southlake, Section One, of record in Plat Book 2083, page 58, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Said Lot No. 4 fronts 68 feet on the west side of Southlake Drive and extends back between lines measuring 181.3 feet on the South line and 181.5 feet on the North line to a dead line in the rear measuring 68 feet.

Being the same property conveyed to James Edward Allen, Jr. by deed from Donna Ray Blanke of record in Book 5584, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1998 and subsequent years, and to restrictions and easements of record.

Leigh Ann Allen, wife of James Edward Allen, Jr., joins in this Deed in order to convey any and all marital interest she may have in the property.

unimproved ( )
This is improved (X) property, known as 3229 Southlake Drive, Nashville, Tennessee 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 my hand this 30th day of January 19 98

James Edward Allen, Jr.

Leigh Ann Allen

BOOK 10781 PG 861

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Edward Allen, Jr. and Leigh Ann Allen

the bargainor _____, 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 Brentwood, Tennessee, this 30th day of January, 98.

Commission expires November 27, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

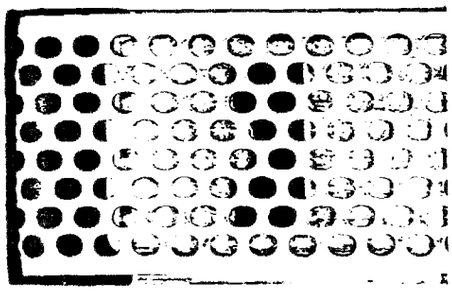
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

0397122
IDENTIFICATION REFERENCE
98 FEB -4 AM 9:53
DAVIDSON COUNTY, TN.
9550 02/04 0101 03CHECK 308.7



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

RECEIVED OF _____

FOR _____

BOOK 10781 PG 862

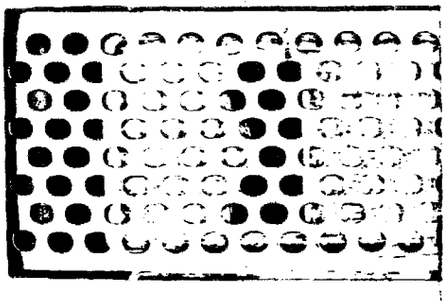
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 810.00
VOID
CAMT 810.00-
CAMT 81000.00
CON TX 299.70
PRFEE 1.00
WDEED 8.00
TOTAL 308.70
CHECK 308.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/98 01 10:00 0001 9550



0397122
IDENTIF. & REFERENCE

98 FEB -4 AM 9:53
REGISTER
DAVIDSON COUNTY, TN.

No. 1250110