PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

0941 07/09 1101 03CHECK 462.40

W & I Ref: (sk) Title No: 40102
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Canh M. Pham Chau Hue Ly 8013 Esterbrook Drive Nashville, TN 37221	First Union Mortgage 1100 Corporate Center Drive Raleigh, NC 27607-5066

TAX MAP-PARCEL NUMBERS: 128-14-73

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 122,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. Morris and spouse, Tracy R. Morris,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Canh M. Pham and Chau Hue Ly as joint tennants with right of survivorship,** 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. 89 on the Plan of Section Two, Harpeth Park of record in Book 3700, Page 58, Register's Office for said County.

SAID Lot NO. 89 front 86.55 feet on the southeasterly margin of Esterbrook Drive and extends back 228.74 feet on the northeasterly line and 198.07 feet on the southwesterly line to a dead line in the rear, measuring 118.55 feet thereon.

BEING the same property conveyed to Robert A. Morris and wife, Tracy R. Morris by deed fro John H. Stoker and Lucy H. Stoker, both unmarried of record in Book 9212, Page 281, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700, Page 58, said Register's Office, which Plan shows a 40 foot minimum building setback line from Esterbrook Drive and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot, a 5 foot sewer easement with an 8 inch sewer line lying therein across the northeasterly corner, and a 2.5 x 25 foot utility anchor easement located in the northeasterly corner of said lot. Mortgage Loan Inspection by John Kohl & Co., P.C., dated July 3, 1998, which discloses that the fence encroaches onto the adjoining lot.

This is improved property, known as: 8013 Esterbrook Drive, Nashville, TN 37221

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 7th day of July, 1998.

Robert A. Morris

Tracy R. Morris

State of Tennessee
County of Davidson

On this 7th day of July, 1998, before me the undersigned authority, personally appeared **Robert A. Morris** and **Tracy R. Morris**, 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. EXP. 5-28-2000

Notary Public

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: $ 122000.00

Affiant

Sworn and subscribed before me on the 7th day of July, 1998.

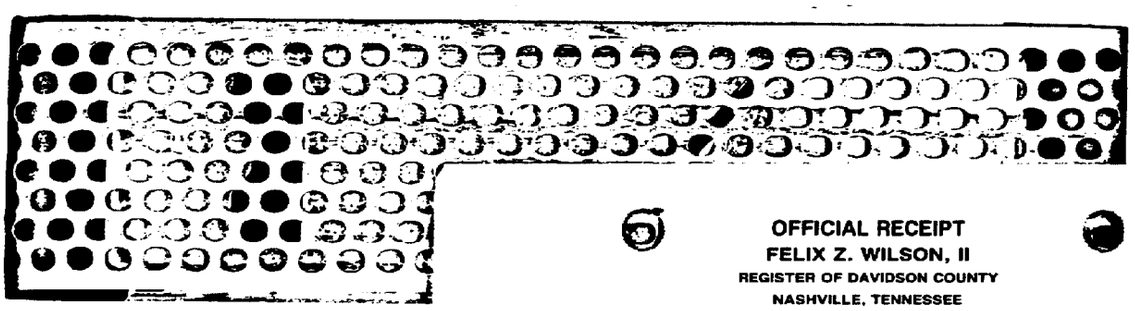
My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

98 JUL -8 PM 1:35
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 046003.1



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

RECEIVED OF _____

FOR _____

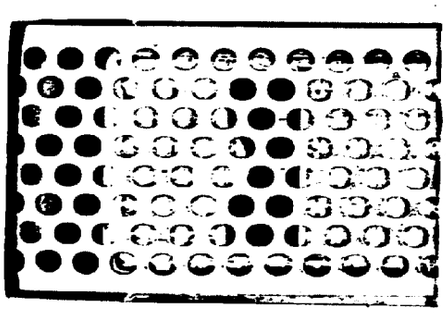
BOOK 11012 PAGE 193

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	122000.00
CON TX	451.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	462.40
CHECK	462.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0941



0460031
IDENTIF. ↑ REFERENCE

98 JUL -8 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316676