BOOK 11026 PAGE 564

[ADDRESS NEW OWNER:	] SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[	] FT MORTGAGE COMPANIES DBA	]]
[Thoi Van Dinh	] SUNBELT NATIONAL MORTGAGE	] MAP and PARCEL]
[Hoang K. Dang	] Attn: Tax Dept.	]]
[6407 Thunderbird Drive	] 2974 LBJ Freeway, Suite 200	] 90-16 279]
[Nashville, TN 37209	] Dallas, TX 75234	]]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Barbara J. Cathey and Beulah P. Lehman AKA Beulah Mae Proffitt Lehman, both unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Thoi Van Dinh and Hoang K. Dang, as joint tenants** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 545, on the Plan of Charlotte Park, Section Eight, of record in Book 2900, Pages 45 and 46, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Barbara J. Cathey and Beulah P. Lehman, both unmarried, as joint tenants with the right of survivorship, by deed from Eva Pevahouse Sanders and husband, Jasper Wayne Sanders, of record in Book 9484, Page 809, Register's Office for Davidson County, Tennessee.

5461 07/20 0101 03CHECK 406.90

This is property with a common address of 6407 Thunderbird Drive, Nashville, TN 37209.

Beulah Mae Proffitt Lehman is one and the same person as Beulah P. Lehman.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The plan of record in Book 2900, Pages 45 & 46, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 2965, Page 606, said Register's Office.

98 JUL 20 AM 11:49

0464231

IDENTIFICATION REFERENCE

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $107,000.00
[
[Affiant
[Subscribed and sworn before me this 17th day of July, 1998.
[
[My Commission Expires: 3/23/2002 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **July, 1998**.

Barbara J. Cathey

Barbara J. Cathey

Beulah P. Lehman AKA Beulah Mae Proffitt Lehman

Beulah P. Lehman AKA Beulah Mae Proffitt Lehman

by Barbara J. Cathey Its Atty in Fact

By Barbara J. Cathey, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Barbara J. Cathey, unmarried**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **17th** day of **July, 1998**.

Cindy Smith

Notary Public
My Commission Expires: 3/23/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

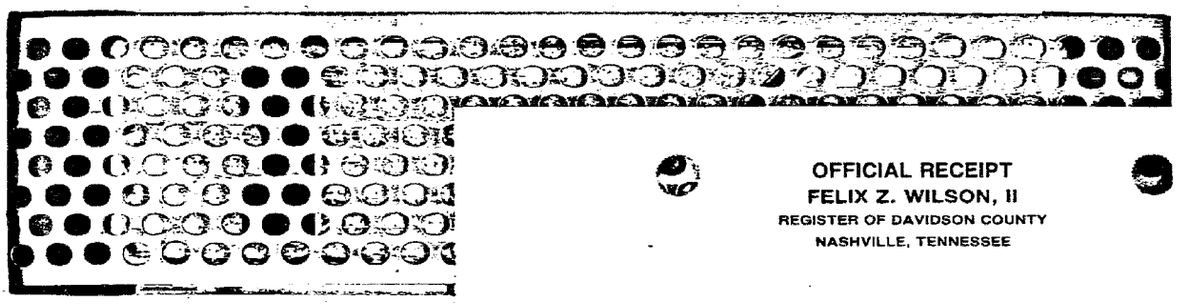
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Barbara J. Cathey,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Beulah P. Lehman AKA Beulah Mae Proffitt Lehman,** and is authorized by Beulah P. Lehman AKA Beulah Mae Proffitt Lehman to execute this instrument on her behalf by virtue of a Power of Attorney and Proxy of record in Book 9387, Page 32, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this 17th day of July, 1998.

Cindy Smith

Notary Public
My Commission Expires: 3/23/2002

File No. 9807-128.wd



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

RECEIVED OF _____

FOR _____

BOOK 11026 PAGE 566

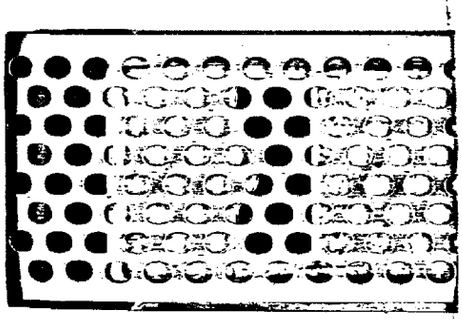
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 107000.00
CON TX 395.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 406.90
CHECK 406.90

07/20/98 01 11:52 0001 5461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0464231
IDENTIF. # REFERENCE
98 JUL 20 AM 11:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1321140