OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2852649

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Kim T Pham
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th DAY OF July, 19 98.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kim T. Pham (NAME)	FIRST REPUBLIC MORTGAGE CORPORATION (NAME)	
1038 Percy Warner Blvd. (ADDRESS)	3312 West End Ave, Ste 500 (ADDRESS)	129-8-66
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	7DZ-36206

Warranty Deed

BOOK 11027 PAGE 305

For and in Consideration of the sum of $ 135,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Anh H. Dao and Wendy Vien Dao, Co-Trustees of the Anh H. Dao and Wendy Vien Dao Revocable Living Trust

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Kim T. Pham

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 57** on the plan of **Warner Park Valley, Section I** as of record at **Book 3600, pages 12, 13, and 14**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 10363, page 297,* said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

1. 1998 property taxes are a lien against the property 01-01-98 but are not due and payable until 10-01-98. 1997 property taxes in the amount of $1,283.39, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 129-8-66; Field Book Number: 7DZ-36206; at the street address of 1038 Percy Warner Blvd., Nashville, TN 37205.

2. Restrictive Covenants as of record at Book 3618, page 363, Book 3577, page 511, Book 3702, page 465, Book 3770, page 81 and Book 3766, page 351, said Register's Office.

3. Setback lines, easements, notes, and/or other limitations as shown on said plan at Book 3600, pages, 12, 13, and 14, said Register's Office.

*as re-recorded at Book 11001, page 684 said Register's Office and corrected by Correction Quitclaim Deed as of record in the pages immediately preceding this Warranty Deed.

The above description is the same as appears in the deeds as of record at Book 5032, page 960 [to Anh H. Dao and wife Wendy Vien Dao] and said deeds at Book 10363, page 297 and Book 11001, page 674, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1038 Percy Warner Blvd., Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 20th day of JULY, 19 98.

Anh H. Dao, Trustee

Wendy Vien Dao, Trustee

98 JUL 20 PM 2:33
PAUL X. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0464422
IDENTIF. & REFERENCE

INDIVIDUAL ACKNOWLEDGMENTS:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Anh H. Dao and wife, Wendy Vien Dao, as Co-Trustees of the Anh H. Dao and Wendy Vien Dao Revocable Living ~~Trust~~, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 20th day of JULY, 19 98.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Anh H. Dao and Wendy Vien Dao, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the Co-Trustees ~~TRUST~~ of Anh H. Dao and Wendy Vien Dao Revocable Living Trust the within named bargainor, a ~~corporation (or partnership)~~, and that them as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation (or partnership)~~ TRUST by themself as such ~~officer (or partner)~~ Co-Trustees

Witness my hand and official seal at office this 20th day of JULY, 19 98.

My Commission expires:
11-27-99

Notary Public

98 JUL 20 AM 7:51
KAREN M. GOETHESKY

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

RECEIVED OF _____

FOR _____

BOOK 11027 PAGE 307

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	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	510.50
			CHECK	510.50
07/20/98	01		14:35 0001	5656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464422
IDENTIF. & REFERENCE

98 JUL 20 PM 2:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321334