Box 17

BOOK 11131 PAGE 328

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

X B H Newman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF September 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. H. Newman (NAME)	First Trust Mortgage Company (NAME)	MAP 61-7
1025 Maplewood Lane (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	PARCEL 187
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Thang Pham and wife, Tran Pham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. H. Newman and wife, Carol A. Newman

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. 23 of Block "A", on the Plan of Broadmoor, of record in Book 547, pages 161 and 162, Register's Office for said County.

Said Lot No. 23 of Block "A" fronts 65 feet on the north side of Maplewood and runs back between lines 150 feet to a dead line on which it measures 63.2 feet, the east line running back along the rear lines of Lot Nos. 1, 2 and 3 of said Block.

Being the same property conveyed to Thang Pham and wife, Tran Pham by deed from Gaynell R. Moore of record in Book 9840, page 380, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 4168, page 625, said Register's Office.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1025 Maplewood Lane, Nashville, TN 37216
(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 our hand s this 25th day of September 19 98

Thang Pham
Thang Pham

Tran Pham
Tran Pham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thang Pham and wife, Tran Pham

the bargainor S, 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 Nashville, Tennessee, this 25th day of September 19 98.

Commission expires 11/24/2001

Laurie A. Beasley
Notary Public

LAURIE A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

0193440
RECEIVED FOR REFERENCE
98 SEP 29 PM 1:04
REGISTER
DAVIDSON COUNTY, TN.

6748 09/29 0101 03CHECK 301.45

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

RECEIVED OF _____

FOR _____

BOOK 11131 PAGE 330

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	78500.00
CON TX	290.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	301.45
CHECK	301.45

09/29/98 01 13106 0001 6718

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493440
IDENTIF. & REFERENCE

98 SEP 29 PM 1:05

ILL. CASH ILL. REGISTER
DAVIDSON COUNTY, TN.

No. 1352029