Bdx 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $112,000.00 Khai Duc Pham **AFFIANT** Subscribed and sworn to before me, this 30th day of September 1998. Notary Public My Commission Expires: 11/27/99

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Address New Owners As Follows: Khai Duc Pham, 217 Galaxie Drive, Nashville, TN 37209

Send Tax Bills To: Union Planters Bank, N.A., P.O. Box 3137, Memphis, TN 38173-0137

Map-Parcel Number: 102-13-12

98 OCT -1 PM 3:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0494853

301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET SMITH EARLEY, RANDALL TODD SMITH AND GARY MICHAEL SMITH, HEIRS OF PATSY H. SMITH, DECEASED,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KHAI DUC PHAM AND WIFE, QUYEN HOANG VU** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1087 on the Plan of Charlotte Park Subdivision, Section 14, as of record in Book 3300, pages 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 1087 fronts 86.0 feet on the southwesterly side of Galaxie Drive and extends back 148.58 feet on the northwesterly line and 145.64 feet on the southeasterly line, to a dead line in the rear, on which it measures 75.0 feet.

Being the same property conveyed to George Willard Smith and wife, Patsy H. Smith by deed from Cumberland Valley Builders, Inc., of record in Book 3428, page 343, Register's Office for Davidson County, Tennessee; the said parties having since deceased and Janet Smith Early, Randall Todd Smith and Gary Michael Smith being the only heirs-at-law of George Willard Smith and Patsy H. Smith, the said George Willard Smith having predeceased Patsy H. Smith.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated. By acceptance of delivery of this instrument, Grantors agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantees from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 3300, pages 29 & 30, Register's Office for said County.

This is improved property known as 217 Galaxie Drive, Nashville, Tennessee 37209.

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 covenants 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 30th day of September, 1998.

Janet Smith Early

Janet Smith Early

By: Gary Michael Smith ATTY IN FACT

Gary Michael Smith, Attorney-in-fact

Randall Todd Smith

Randall Todd Smith

By: Gary Michael Smith ATTY IN FACT

Gary Michael Smith, Attorney-in-fact

Gary Michael Smith

Gary Michael Smith, Individually

8201 10/01 0101 03CHECK 429.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY MICHAEL SMITH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September 1998.

Notary Public

My Commission Expires: 11/24/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY MICHAEL SMITH** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **ATTORNEY-IN-FACT FOR JANET SMITH EARLY** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 1998.



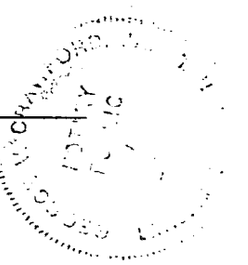
Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY MICHAEL SMITH** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **ATTORNEY-IN-FACT FOR RANDALL TODD SMITH** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 1998.



Notary Public

My Commission Expires: 11/27/99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

MAMT 112000.00
ERR CO
MAMT 112000.00-
CAMT 112000.00
CON TX 414.40
PRFEE 1.00
WDFEE 12.00
CFEE 2.00
TOTAL 429.40
CHECK 429.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/01/98 01 15:46 0001 8201

0494853
IDENTIF. # REFERENCE

98 OCT -1 PM 3:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1353491