40-A

WARRANTY DEED

BOOK 11209 PAGE 377

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF November, 19 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tam Minh Pham	New Owner	MAP 133-11
(NAME)	(NAME)	
233 Shawn Drive		PARCEL 151
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(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, Clara H. Pennington, by and through her Co-Conservators, James M. Hudson and Hugh T. Hudson, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tam Minh Pham and wife, Knanh Mai Do-Pham

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. 171 on the Plan of Valley View Meadows, Section II, as of record in Book 3600, page 60, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Bunny Drive, common corner of Lots Nos. 171 and 135; thence with the line between said two lots northeasterly 112.17 feet; thence along the rear line of Lot No. 171 northwesterly 128.0 feet to a point in the southeasterly margin of Shawn Drive; thence with said margin southwesterly 80.35 feet ; thence around a curve southerly 38.32 feet to a point in the northeasterly margin of Bunny Drive; thence with said margin southeasterly 89.74 feet to the point of beginning.

Being the same property conveyed to Howard Pennington and wife, Clara H. Pennington by deed from Randall Phillips Builders, Inc. of record in Book 4283, page 569, said Register's Office, and corrected by Deed of Correction of record in Book 4291, page 837, said Register's Office. The said Howard Pennington died on September 25, 1986, leaving Clara H. Pennington as surviving tenant by the entirety. By Order Appointing Conservator, Docket No. 98P-1121 in the Probate Court for Davidson County, Tennessee, at Nashville, James M. Hudson and Hugh T. Hudson, Sr. were appointed Co-Conservators for the said Clara H. Pennington, also known as Clara Pennington.

unimproved ( )
This is improved (X) property, known as 233 Shawn Drive, Nashville, TN 37211
(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 13TH day of November, 19 98

Clara H. Pennington
By: James M. Hudson Co-Conservator
James M. Hudson, Co-Conservator
Hugh T. Hudson Co-Conservator.
Hugh T. Hudson, Sr., Co-Conservator

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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

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 James M. Hudson and Hugh T. Hudson, Sr., Co-Conservators of Clara H. Pennington, the bargainor, 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 as Co-Conservators for the said Clara H. Pennington for the purposes therein contained.

Witness my hand and official seal this 13TH day of November, 1998.

Laura Matthews
Notary Public

My Commission Expires: 11-27-99

LAURA MATTHEWS NOTARY PUBLIC A LARGE

05139972
IDENTIF. & REFERENCE

98 NOV 17 PM 3:59
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

8484 11/17 0101 03CHECK 316.99

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

CAMT 82700.00
CON TX 305.99
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 316.99
CHECK 316.99

11/17/98 01 15:58 0001 8484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I3972
IDENTIF. & REFERENCE

98 NOV 17 PM 3:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373557