This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Box 60

ADDRESS NEW OWNER:
**Thang V. Pham**
**817 Maplewood Lane**
**Nashville, Tennessee 37216**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**New South Federal Savings Bank**
**P.O. Box 830180, 1900 Crestwood Blvd.**
**Birmingham, AL 35283**

MAP 061-07
GROUP 0
PARCEL 308.00

BOOK 11260 PAGE 603

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Greentree Financial Servicing Corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Thang V. Pham and wife, Tran H. Pham**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

BEING Lot 2 and part of Lot 3 of Block "C" on the Plan of Broadmoor as of record in Book 547, pages 161 and 162, fronting 150 feet on the northerly side of Maplewood Avenue and extending back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Greentree Financial Servicing Corporation by deed from Arnold M. Weiss, Substitute Trustee, of record in Book 10944, page 852, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 817 Maplewood Lane, Nashville, Tennessee 37216.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 claiming by or through GRANTOR. 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 my hand this the 10th day of December, 1998.

Greentree Financial Servicing Corporation

By: Dennis Doinoff

STATE OF ARIZONA )
COUNTY OF Maricopa )

Before me, the undersigned authority of the State and County aforesaid, personally appeared Dennis Doinoff with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/herself to be an Officer of **Greentree Financial Servicing Corporation**, the within named bargainor, a corporation, and that he/she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 10th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 5-2-2002

STEFAN J. SHILGALIS
Notary Public - Arizona
Maricopa County
My Commission Expires
May 2, 2002

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $60,500.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of December, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY

0527459
IDENTIF. # REFERENCE

98 DEC 21 AM 9:53
REGISTER
DAVIDSON COUNTY, TN.

2889 12/21 0101 03CHECK 234.85

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11260 PAGE 605

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

| | |
|---|---|
| CONT | 30500.00 |
| CON TX | 223.85 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 234.85 |
| CHECK | 234.85 |

12/21/98 01 09:51 0001 2889

0527459
IDENTIF. # REFERENCE

98 DEC 21 AM 9:53
REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1402330