This instrument prepared by
John J. Archer, Atty., 300 Jas. Robertson Pky., 3rd Floor, Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12 day of January, 1999.

The actual consideration given for this transfer or the value of the property transferred, whichever is greater, is $80,000.00.

Grantee or Grantee's Agent

Notary Public / My commission expires 9-29-2001

ADDRESS NEW OWNER
Canh M. Pham and
Chau H. Ly
6410 Charlotte Pike, Unit 106
Nashville, TN 37209

SEND TAX BILLS TO
Transamerica
Suite 1600
10 South Jefferson Street
Roanoke, VA 24011

MAP/PARCEL ID
Map 91-13
Parcel 195

WARRANTY DEED

For good and valuable consideration paid and received, the Grantors, CATHERINE L. BARTLETT, unmarried, and THOMAS B. BARTLETT, unmarried, have bargained and sold, and by these presents do transfer and convey unto the Grantees, CANH M. PHAM and CHAU H. LY their heirs and assigns, the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "A", First Section, Croleywood Subdivision, of record in Book 1130, page 65, Register's Office for said County.

Said Lot No. 9 fronts 60 feet on the southerly side of West Bend Drive and extends back 155.9 feet on the easterly line and 159 feet on the westerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property as described and conveyed in the deed from David A. Highsmith to Catherine L. Bartlett and Thomas B. Bartlett, as of record in Book 6081, page 343, said Register's Office.

PROPERTY ADDRESS: This is improved property known as 403 West Bend Drive, Nashville, TN 37209.

Said property is conveyed subject to the lien of *ad valorem* taxes for the year 1999, which have been prorated and assumed by the Grantees.

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 the Grantors do covenant with the Grantees that the Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and that the same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their 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.

Witness our hands this 12TH day of January, 1999.

CATHERINE L. BARTLETT

THOMAS B. BARTLETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of January, 1999, before me personally appeared CATHERINE L. BARTLETT and THOMAS B. BARTLETT, with whom I am personally acquainted (or whose identity was established by satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained. I certify that I am a Notary Public authorized to act and now acting within and for the State above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

Notary Public

My commission expires: 9-29-2001

0536317

IDENTIF. ↑ REFERENCE

99 JAN 13 AM 9:10

[illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

BOOK 11955 PAGE 617

2243 01/13 0101 03CHECK 307.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11295 PAGE 518

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

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

01/13/99 01 09:12 0001 2243

053617
IDENTIF. ↑ REFERENCE

99 JAN 13 AM 9:10

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411693