THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
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 $89,900.00

AFFIANT

Subscribed and sworn to before me, this 2nd day of February, 1999.

Notary Public

My Commission Expires: 3/27/2002

Address New Owners As Follows: Si V. Tran and
Tonga Thi Vo
604 Nashua Lane
Nashville, TN 37209

Send Tax Bills To: AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35344

Map-Parcel Number: 91-5-273

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, **THE MARCHETTI COMPANY, a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SI V. TRAN AND WIFE, TONGA THI VO** 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. 13, on the Plan of Brookewood, of record in Book 8250, page 675, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Marchetti Company, a Tennessee corporation, by quitclaim deed from Kevin McGinn and wife, Cynthia McGinn, of record in Book 11174, page 540, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to:

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

2. Matters shown on the Plan of record in Book 8250, page 675, Register's Office for Davidson County, Tennessee.

This is improved property known as 604 Nashua Lane, 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 it covenants 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 the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors 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 2nd day of February, 1999.

THE MARCHETTI COMPANY,
a Tennessee corporation

By: _____
Michael B. Marchetti, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL V. MARCHETTI** 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 **PRESIDENT** 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 2nd of February 1999.

_____
Notary Public

My Commission Expires: 5/28/2000

0546190

RECEIVED FOR REFERENCE

99FEB-5 PM 3:30

REGISTER
DAVIDSON COUNTY, TN.

3796 02/05 0101 03CHECK 343.63

0020707.01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11330 PAGE 899

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MG	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MG TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PBFEE	PROBATE FEE

05461190

IDENTIF. A REFERENCE

99FEB-5 PM 3:30

REGISTER
DAVIDSON COUNTY, TN

CAMT 343.63
VOID
CAMT 343.63-
CAMT 8900.00
CON TX 332.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 343.63
CHECK 343.63
15:30 0001 2796

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422112