Box 2

BOOK 11439 PG. 215

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Hai Van Tran,		
An Tran and Mai Thi Tran	SAME	MAP:90-12
520 Annex Avenue		
Nashville, Tennessee 37209		PARCEL: 169.00
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-04-9354]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Grover C. Jetton and wife, Eva N. Jetton (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Hai Van Tran, unmarried, An Tran, married, and Mai Thi Tran, unmarried (The "Grantees"), their heirs and assigns certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Charlotte Park Subdivision, Section II, as of record in Book 2663, pages 22 and 23, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grover C. Jetton and wife, Eva N. Jetton , from C.R. Nair and Radha R. Nair, by Warranty Deed of record in Book 8147, page 574, Register's Office for Davidson, County Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years.
2. Plan of record in Book 2663, pages 22 and 23, for Register's Office for Davidson County Tennessee..
3. Restrictive Covenants of record in Book 2689, page 38, for Register's Office for Davidson County Tennessee..

This is improved property commonly known as 520 Annex Avenue Nashville TN 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $119,500.00
[
[Affiant
[
[Subscribed and sworn to before me this
[15th day of April, 1999.
[
[Notary Public
[My Commission Expires: 3/10/2003

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 3/10/2003

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of April, 1999.

Grover C. Jetton

Grover C. Jetton

Eva N. Jetton

Eva N. Jetton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 15th day of April, 1999, before me personally appeared Grover C. Jetton and wife, Eva N. Jetton to me known to be the persons who executed the foregoing instrument and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of April, 1999.

D. E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires: 1-25-2003

05716383

RELEASED FOR REFERENCE

99 APR 20 PM 1:49

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

4829 04/20 0101 02CHECK 453.15

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0576383

IDENTIFICATION REFERENCE

99 APR 20 PM 1:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11439 PG. 217

CAMT	119500.00
CON TX	442.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	453.15
CHECK	453.15

04/20/99 01 13:51 0001 4829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474783