File Box 24

WARRANTY DEED

BOOK 11580 PAGE 619

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

John Pha Chea (Hin)
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Pha Chea	Volunteer Trust Company	MAP 147-1
(NAME)	(NAME)	
656 Harding Place	1501 Hatcher Lane, P.O. Box 995	PARCEL 58
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Columbia, TN 38402	6DU 18525
(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, The Charles E. Goodrich and Mary S. Goodrich Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Pha Chea and wife, Hin Pour

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:

BEING Lot 477, Section Six, Caldwell Hall, of record in Book 2900, Page 148, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to The Charles E. Goodrich and Mary S. Goodrich Revocable Living Trust by deed from Charles E. Goodrich and wife, Mary S. Goodrich of record in Book 10217, Page 964, Register's Office, Davidson County, Tennessee. The said Charles E. Goodrich is now deceased.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3221, Page 6, and Book 3251, Page 543, said Register's Office.

This conveyance is subject to drainage easement; utility anchor easements, and minimum building setback line of record in Book 2900, Page 148, said Register's Office.

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unimproved ( )
This is improved (X) property, known as 656 Harding Place, 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 my hand this 16th day of July 1999

The Charles E. Goodrich and Mary S. Goodrich Revocable Living Trust
By: Mary S. Goodrich, Trustee
Mary S. Goodrich, Trustee

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 _____.

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 _____ _____.

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary S. Goodrich as Trustee of The Charles E. Goodrich and Mary S. Goodrich Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Trustee 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 and official seal at Nashville, Tennessee, this the 16th day of July, 1999.

Denise Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

DIXIE SEAGRAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11580 PAGE 621

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

06I3925

REGISTER'S REFERENCE

99 JUL 20 PM 3:

AMT
115000.00
CO TX 425.50
FEE 1.00
UCC 8.00
CFEE 2.00
TOTAL 436.50
CHECK 436.50

07/20/99 03 15:21 0001 4930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493210