Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES 3/10/2003
(AFFIX SEAL)

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

BOOK 11650 PAGE 681

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tu V. Pham	FT Mortgage Companies	MAP 102-03
(NAME)	(NAME)	
6529 Thunderbird Drive	111 Westwood Place, Suite 109	PARCEL 146.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Brentwood, TN 37027	
(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, Kimberly Jean Cannon Ryan and husband, Jonathan Patrick Ryan (Kimberly Jean Cannon Ryan f/k/a Kimberly Jean Cannon)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tu V. Pham and wife, Thuan Thi Do

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:

Land in Davidson County, Tennessee, being Lot No. 1301 on the Plan of Charlotte Park, Section 20, of record in Book 3600, page 90, Register's Office for said County. Said Lot No. 1301 fronts 80 feet on the southeasterly side of Thunderbird Drive and extends back 150.1 feet on the northeasterly line and 150 feet on the southwesterly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Floyd E. Rohde and wife, Merline E. Rohde by deed from G.H. Todd and H. B. Sheets of record in Book 3935, page 889, Register's Office for Davidson County, Tennessee. The said Floyd E. Rohde having predeceased Merline E. Rohde. The said property was vested in Merline E. Rohde as surviving tenant by the entirety. The said Merline E. Rohde having since died leaving the property to Kimberly Jean Cannon by Last Will and Testament of record in Book 7959, page 32, said Register's Office, dated March 21, 1983. Kimberly Jean Cannon now known as Kimberly Jean Cannon Ryan.

JONATHAN PATRICK RYAN, HUSBAND OF KIMBERLY JEAN CANNON RYAN, JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS, OR OTHERWISE.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, page 90; of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6529 Thunderbird Drive, Nashville, Tennessee 37209
(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 our hand s this 31st day of August 19 99

Kimberly Jean Cannon Ryan
Kimberly Jean Cannon Ryan

Jonathan Patrick Ryan
Jonathan Patrick Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Jean Cannon Ryan and husband, Jonathan Patrick Ryan

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 1999.

Commission expires 3/10/2003

BETTY LOU SHERWOOD
NOTARY PUBLIC
AT LARGE
WILLIAMSON CO. TENN.

My Commission Expires
3/10/2003

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 _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Kimberly Jean Cannon Ryan and husband, Jonathan Patrick Ryan

TO

Tu V. Pham and wife, Thuan Thi Do

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

FILED FOR REFERENCE
99 SEP -3 PM 3:30
REGISTER
DAVIDSON COUNTY, TN.

06326005

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0632605

REFERENCE

99 SEP -3 PM 3:30

REGISTER
DAVIDSON COUNTY, TN

DATE
135000.00
CON TX 459.50
PRFEE 1.00
MTGTX 8.00
CFEE 2.00
TOTAL 510.50
CHECK 510.50
03 15:30 3001 4975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513001