Instr:200005010043065 Page: 1 OF 1
REC'D FOR REC 05/01/2000 2:13:29PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $323.75

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2000.

Notary Public

MY COMMISSION EXPIRES: 4/22/2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cahn M. Pham	Owner	Map 162-06-0
(NAME) 196 A & B Old Tusculum Road	(NAME)	Parcel 098.00
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, HERBERT WIESMEYER AND WIFE, SONIA MARIE WIESMEYER, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto CAHN M. PHAM, UNMARRIED MAN AND CHAU HUE LY, AN UNMARRIED WOMAN, as joint tenants with right of survivorship, hereinafter called the GRANTEE(S), 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. 1 on the Plan of Old Tusculum Road Heights, of Record in Book 4300, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 80.01 feet on the northerly margin of Old Tusculum Road and extends back 179.90 feet on the westerly line and 181.25 feet on the easterly line to a dead line in the rear, measuring 80.01 feet thereon.

Being the same property conveyed to Herbert Wiesmeyer and wife, Sonia Marie Wiesmeyer by Warranty Deed from Edward W. Blackford and wife, Dorothy P. Blackford, dated August 15, 1978, and of Record in Book 5325, page 597, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in an instrument of Record in Book 4409, page 223, Register's Office for Davidson County, Tennessee; Easement for Joint driveway ion Book 4937, page 157, RODC; Subject to all matters as shown on Plat Book 4300, page 45, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 196 A & B Old Tusculum Road, Antioch, TN 37013
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 1st day of May, 2000.

Herbert Wiesmeyer
Herbert Wiesmeyer

Sonia Marie Wiesmeyer
Sonia Marie Wiesmeyer

STATE OF TENNESSEE **COUNTY WILLIAMSON**

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, Herbert Wiesmeyer, and Sonia Marie Wiesmeyer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 1st d of May, 2000.

Linda V. Jones
Notary Public