BOX 15

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 09/29/00 15:57 3pgs
Fees:15.00 Taxes:270.10

20000929-0096683

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of September, 2000, by and between GREGORY C. SELF and PATRICIA W. SELF, HUSBAND AND WIFE, hereinafter called Grantors, and CANH M. PHAM and CHAU H. LY, ~~HUSBAND AND WIFE~~ Both Unmarried, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I, GREGORY C. SELF and PATRICIA W. SELF, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto CANH M. PHAM and CHAU H. LY, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 728 CROLEY DRIVE, NASHVILLE TN 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

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

WITNESS the hands and seals of Grantors on the day and year first above written.

BY: Gregory C. Self
GREGORY C. SELF, Signature of Seller

Patricia W. Self
PATRICIA W. SELF, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GREGORY C. SELF and PATRICIA W. SELF, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of September, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CANH M. PHAM and CHAU H. LY, ~~HUSBAND AND WIFE~~
Both Unmarried

Property Address:

728 CROLEY DRIVE
NASHVILLE TN 37209

Person Responsible for Taxes:
"SAME"

Map & Parcel #: MAP 90-8, PARCEL 145

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$73,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **September, 2000.**

Notary Public

My Commission Expires: 4/22/2001

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 1 of the Thomas B. Vaughn Subdivision of the Resubdivision of Lot. no. 38 and the northerly 25 feet of Franklin Street, closed, of the Subdivision of B.F. Cockrill Estate, as of record in Book 4470, Page 68, REgister's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 62.5 feet on the easterly side of Croley Drive and extends back between parallel lines 140 feet to an alley.

BEING the same property conveyed to GREGORY C. SELF and PATRICIA W. SELF, HUSBAND AND WIFE, by DEED from SHARYN ANN WARNER CURBO, UNMARRIED, of record in Deed Book 10949, page 228, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable until October 1, 2000 (MAP 90-8, PARCEL 145, 1999 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 1195.68).

2. All matters as set forth on the Plan of record in Plat Book 4470, page 68, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4231, pge 637, said Register's Office.