Box 8(SK)

Davidson County DEEDWARR
Recvd: 01/05/01 14:06 2pgs
Fees:11.00 Taxes:334.85
20010105-0001811

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WARRANTY DEED

This Indenture made this **2nd** day of **January, 2001** between **Hilda R. French, widow, ,** GRANTOR, and **Canh Minh Pham and Chau Hue Ly, joint tenants with right of survivorship ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Charlotte Park Annex of record in Plat Book 3700, page 49, Register's Office for said County.

Said Lot No. 23 fronts 25 feet on the southerly margin of Annex Court and extends back 155.6 feet on the northwesterly line and 220.2 feet on the easterly line to a dead line in the rear measuring 178.2 feet thereon.

Being the same property conveyed Cecil M. French and wife, Hilda R. French by deed from Mrs. Jessie Holt Brown of record in Book 5549, page 488, Register's Office for Davidson county, Tennessee. Said Cecil M. French having since died leaving Hilda R. French as surviving tenants by the entirety.

Subject to all matters of record in Plat Book 3700, page 49, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 3963, page 586, Register's Office for Davidson County, Tennessee.

Improved property known as 579 Annex Court, Nashville, Tennessee 37209.

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 and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **2nd** day of **January, 2001.**

Hilda R. French

Hilda R. French

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hilda R. French, the 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 within instrument for the purposes therein contained. Witness my hand and official seal this 2nd day of January, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires May 28 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $90500

Affiant

Subscribed and sworn before me this 2nd day of January, 2001.

NOTARY PUBLIC

SHARON E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Canh Minh Pham
579 Annex Court
Nashville, Tennessee 37209

Send Tax Bills to:
Firstar Home Mortgage
4801 Frederica Street
Owensboro, KY 42301

Map & Parcel Number:

Map 90-12 Parcel 338