(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: ~~January 31, 2004~~ June 4 2002
(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 07/23/01 08:48 2pgs
Fees:13.00 Taxes:506.90
20010723-0077566

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chi L. Trieu (NAME)	America's Wholesale Lender (NAME)	MAP 133-15,
311-A&B Foxglove Drive (ADDRESS)	P. O. Box 10212 (ADDRESS)	PARCEL 150.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410 (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, Amy J. Emerson Baynes, married and Darrel K. Emerson and wife, Brenda J. Emerson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chi L. Trieu and Nhut T. Trieu, both unmarried, as joint tenants with right of survivorship

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. 3 on the Revised Plan of Neal Subdivision, as of record in Book 8250, Page 311, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Amy J. Emerson, unmarried and Darrel K. Emerson and Brenda J. Emerson, husband and wife, by deed from Mark Neal and wife, Lisa J. Neal, of record in Book 11503, Page 544, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS instrument is being executed in behalf of Darrel K. Emerson and wife, Brenda J. Emerson, pursuant to a Power of Attorney executed by same on the 13th day of April, 2001, and being filed for record simultaneously herewith.

THE said Amy J. Emerson Baynes and Amy Emerson Baynes are one and the same person.

EDWARD BAYNES, spouse of the above named Amy J. Emerson Baynes, in this conveyance for the purposes of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ( )
This is improved (X) property, known as 311-A&B Foxglove Drive, 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 our hand s this 28th day of June 2001

Amy J. Emerson Baynes
Amy J. Emerson Baynes

Brenda J. Emerson
By: Amy Emerson Baynes, Attorney-in-fact
Brenda J. Emerson
By: Amy Emerson Baynes, Attorney-in-fact

Darrel K. Emerson
By: Amy J. Emerson Baynes, attorney-in-fact
Darrel K. Emerson
By: Amy Emerson Baynes, Attorney-in-fact

Edward Baynes
Edward Baynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Amy J. Emerson Baynes and husband, Edward Baynes

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 Nashville, Tennessee, this 28th day of June, 2001.

Commission expires January 31, 2004

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)

Before me, a Notary Public of said State and County aforesaid personally appeared Amy J. Emerson Baynes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Darrel K. Emerson and wife, Brenda J. Emerson, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Darrel K. Emerson and wife, Brenda J. Emerson.

Witness my hand and seal at office this 28th day of June, 2001.

Notary Public - Lee E. Cranford

My Commission Expires: January 31, 2004