PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(SK) Title No: 43063
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/28/01 16:48 2pgs
Fees:13.00 Taxes:777.00

20011128-0130292

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeff Phuc Ha 3500 Ruland Place A&B Nashville, Tennessee 37215	CTX Mortgage Company, LLC 216 Centerview Drive, #233 Natchez Building Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 117-05-142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cecelia Meng**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeff Phuc Ha** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lots Nos. 29, 30 & 31, of Block "D" on the Revised Plan of the Life and Casualty Insurance Company's Subdivision of Woodmont Acres, as of record in Book 843, page 102, Register's Office for said County.

SAID Lot adjoin and front together 75 feet on the easterly side of Ruland Place and run back between parallel lines 155 feet to a dead line.

BEING the same property conveyed to Cecelia Meng, unmarried by deed from Anne C. Brothers, married of record in Book 10571, page 725, Register's Office for Davidson County, Tennessee.

The transfer of property is for investment purposes and the Grantor has never resided at subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 843 Page 102, said Register's Office.

This is improved property, known as: 3500 Ruland, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of November, 2001.

Cecelia Meng

State of TENNESSEE

County of DAVIDSON

On this 26th day of November, 2001 , before me the undersigned authority, personally appeared Cecelia Meng , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Sworn and subscribed before me this the 26th day of November, 2001

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public