Realty
48A

Prepared by:
02 Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $112,900.00

Affiant

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Subscribed and sworn to before me, this 25th day of January, 2002.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles R. Phan	1st Trust Bank For Savings	150-05
2920 Edgemoor Drive	P.O. Box 17257	164.00
Nashville TN 37217	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rosina Florence Hilderbrand, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles R. Phan, hereinafter called the Grantees, their successors 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. 647 on the Plan of Edge-O-Lake Estates, Section XVII, of record in Book 4460, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward Leon Sudbury and wife, Rosina B. Sudbury by deed from Jack Williams and wife, Frances E. Williams, dated April 30, 1973, recorded in Book 4703, Page 539, Register's Office for said County. Rosina Florence Sudbury and Edward Leon Sudbury were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 80427. Edward Leon Sudbury and wife, Nancy Ann Sudbury conveyed subject property to Rosina B. Sudbury Hildebrand by quitclaim deed of record in Book 7028, Page 507. Pursuant to the terms of a Final Decree of Divorce, David Howard Hilderbrand conveyed his interest in subject property to Rosina Florence Hilderbrand by quitclaim deed of record in Instrument No. 200007260073831, Register's Office for said County.

Rosina Florence Hilderbrand and Rosina F. Hilderbrand are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2920 Edgemoor Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 02/05/02 15:58 2pgs
Fees:13.00 Taxes:417.73
20020205-0016105

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 hand this 25th day of January, 2002.

Rosina Florence Hilderbrand

Rosina Florence Hilderbrand

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rosina Florence Hilderbrand, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 25th day of January, 2002.

Catherine R. Vass

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004