WARRANTY DEED

* NOTE: Purpose of re-recording is to clarify derivation clause.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 2001

Notary Public

MY COMMISSION EXPIRES: January 26, 2004
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

01B-5967

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tam Pham (NAME)	SAME (NAME)	173-1
329 Burgandy Hill Trail (ADDRESS)	(ADDRESS)	185
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(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, Robert W. Bradley, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tam Pham and wife, Khanh Mai Do-Pham

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. 10 on the Plan of Monte Carlo Subdivision, Section III A, as of record in Book 5800, page 150, Register's Office for Davidson County, Tennessee. For a more complete description, reference to said plan is hereby made.

Being the same property conveyed to Robert W. Bradley by quitclaim deed from Ann Bradley, Roy K. Bradley and wife, Peggy J. Bradley by deed from Dominion Properties, a Tennessee Partnership of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Instrument #20010801-0081291

This conveyance is subject to taxes for the year 2001 and subsequent years, easements and restrictive covenants of record.

* Derivation clarification on page two.

RE-RECORD

Davidson County DEEDWARR
Recvd: 08/01/01 09:03 2pgs
Fees:13.00 Taxes:307.10
[redacted]
20010801-0081292

Davidson County DEEDWARR
Recvd: 03/07/02 11:25 2pgs
Fees:12.00 Taxes:0.00
20020307-0028762

unimproved ( )
This is improved (X) property, known as 408 & 410 Cedar Creek Trail, Nashville, Tennessee 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 hand this 27th day of July 2001

Robert W. Bradley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Bradley

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of July, 2001.

Commission expires January 26, 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

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Clarification of Derivation :

Being the same property conveyed to Robert W. Bradley and wife, Anna L. Bradley, and Roy K. Bradley and wife, Peggy J. Bradley, by deed from Domimion Properties; a Tennessee Partnership of record in Book 6577, Page 966, Register's Office, Davidson County, Tennessee. Further conveyed to Robert W. Bradley by deed from Anna L. Bradley, Roy K. Bradley, and Peggy J. Bradley (Pursuant to Final Decree of Divorce) in Instrument No. 20010801-0081291. Robert W. Bradley is the grantor herein.