PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (GJ) Title No: 43355

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/19/02 09:51 2pgs
Fees:13.00 Taxes:425.50

20020419-0048826

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen Port Georgia Port 6456 Thunderbird Drive Nashville, Tennessee 37209	Mortgage Lenders of America 8400 W. 110th Street Overland Park, KS 66210

TAX MAP-PARCEL NUMBERS: 102-04-116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Kinh Duc Tran and spouse, Cu T. Pham, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Port and spouse, Georgia Port** 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 Lot No. 1110 on the Plan of Charlotte Park, Section 19 of record in Book 3600, page 83, Register's Office for said County.

Said Lot No. 1110 fronts 85.00 feet on the northwesterly margin of Thunderbird Drive and extends back 137.70 feet on the northerly line and 152.0 feet on the southerly line to a dead line in the rear, measuring 70.0 feet thereon.

Being the same property conveyed to Kinh Duc Tran and wife, Cu T. Pham by deed from Robert E. Margo and wife, Ruby C. Margo of record in Book 7494, page 665, Register's Office for Davidson County, Tennessee.

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 3600 Page 83, said Register's Office, which Plan shows a 30 foot minimum building setback line from Thunderbird Drive and a 10 foot easement for public utility and drainage purposes along the rear and northern line(s).

This is improved property, known as: 6456 Thunderbird Drive, 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, 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 16th day of April, 2002 .

Kinh Duc Tran

Cu T. Pham

State of TENNESSEE
County of WILLIAMSON

On this 16th day of April, 2002 , before me the undersigned authority, personally appeared **Kinh Duc and Tran Cu T. Pham** , 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.

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

My Commission Expires JULY 26, 2003

My Commission Expires:

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $115,000.00

Affiant

Sworn and subscribed before me this 16th day of April, 2002

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

My Commission Expires JULY 26, 2003

My Commission Expires:

Notary Public