THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 06/04/02 15:08 2pgs
Fees:13.00 Taxes:121.73

20020604-0067660

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thang Van Pham, et ux 2941 Mossdale Drive Antioch, TN 37013	Same as New Owner	Map 33-05 Parcel 9

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HOWARD G. BOYKIN and wife, SHERYL L. BOYKIN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto THANG VAN PHAM and wife, TRAN PHAM, hereinafter referred to as 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. 9 of Birdwell Subdivision, as of record in Plat Book 8250, page 409, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.
>
> Being the same property conveyed to Howard G. Boykin and wife, Sheryl L. Boykin, by deed from Joseph Birdwell and wife, Katherine J. Birdwell, of record in Book 10857, page 220, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 232 Birdwell Court, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 8250, page 409, said Register's Office.

3. Restrictive Covenants of record in Book 9597, page 289, and Book 10655, page 576, said Register's Office.

4. Subject to Deed of Conveyance to Metropolitan Government of Nashville for sewer lines of record in Book 9207, page 487, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Howard D. Boykin
HOWARD G. BOYKIN

Sheryl L Boykin
SHERYL L. BOYKIN

"GRANTEES"

Thang Pham
THANG VAN PHAM

Tran Pham
TRAN PHAM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD G. BOYKIN and wife, SHERYL L. BOYKIN, and THANG VAN PHAM and wife, TRAN PHAM, 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, at office, this the 3rd day of June, 2002.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $32,900.00.

Thang Pham
Affiant

Sworn to and subscribed before me, this the 3rd day of June, 2002.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005