WARRANTY DEED

RICHARD MANSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2002

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard D. Henderson	CTX Mortgage	72-9-266
(NAME)	(NAME)	
921 Fairwin Avenue	3100 West End Avenue, Suite 1020	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Nashville, TN 37203	
(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, Dach Lam and wife, Thy Thu Thi Tran, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard D. Henderson, unmarried, 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 28 on the Map of Erkridge's Subdivision of Franklin property, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 60 feet on the Northerly side of Fairwin Avenue, and runs back between parallel lines 173 feet to a dead line.

Being the same property conveyed to Dach Lam, by deed from Tri-County Builders, Inc., of record as Instrument No. 2001110119614, said Register's Office.

Dach Lam and Dachlan Lam are one and the same person.

unimproved ☐

This is improved ☒ property, known as 921 Fairwin Avenue, Nashville, TN 37206

(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 our hands this 30th day of October, 2002.

Davidson County DEEDWARR
Recvd: 11/01/02 16:03 2pgs
Fees:13.00 Taxes:292.30

20021101-0134403

Dach Lam

Thy Thu Thi Tran by Dach Lam

Thy Thu Thi Tran by : Dach Lam Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dach Lam 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.

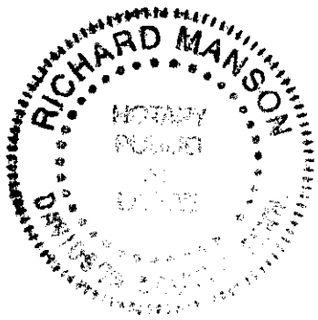
Personally appeared before me Dach Lam, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thuy Thu Thi Tran, and who acknowledged that he executed the

same as the free act and deed of the said Thuy Thu Thi Tran by virtue of that Power of Attorney, duly executed by the said Thuy Thu Thi Tran and appearing of record as Instrument No._____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2002.

Commission expires:

Richard Manson Notary Public



My Commission Expires MAY 28, 2003