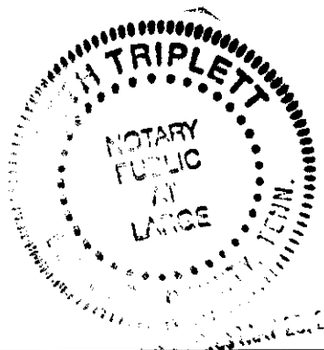
Box 13
5033

Davidson County DEEDWARR
Recvd: 04/10/03 15:35 2pgs
Fees:13.00 Taxes:414.40

20030410-0048000



My Commission Expires January 22, 2003

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$115,000.00~~ $112,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th DAY OF February, 2003.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Jernigan 604 Tulip Grove Road Hermitage, TN 37076	BANK OF AMERICA PO Box 9000 GETZVILLE, NY 14068-9000	Map 075.08 Parcel 250.00

For and in 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,

Hiep Quang Tran and wife, Esstela Phan

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jerry Jernigan

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:

BEING LOT NO. 556 OF TULIP GROVE SUBDIVISION, SECTION 10, OF RECORD IN BOOK 5800, PAGE 199, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HIEP QUANG TRAN AND WIFE, ESSTELA PHAN BY DEED FROM ESTER GRACE CAREY YATES AND HUSBAND, DAVID R. YATES, DATED APRIL 28, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20000515-0048482, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5800, Page 199, Register's Office for Davidson County, Tennessee, including but not limited to a 40' minimum building setback line along the front of said lot, a 10' public utilities easement along the southern side lot line, and a 10' public utilities and drainage easement along the western rear lot line.
3) Property is subject to a water easement granted to Cumberland Water Company of record in Book 4106, Page 812, and Book 4106, Page 816, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 6062, Page 276, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 604 Tulip Grove Road, Hermitage, TN 37076
(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 hand(s) this ~~28th~~ 19th day of February, 2003.

Hiep Quang Tran

Esstela Phan

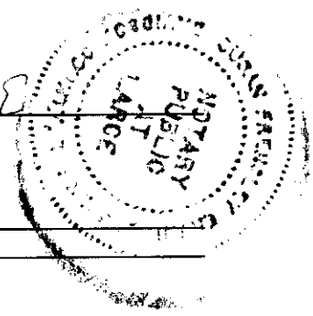
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Hiep Quang Tran and wife, Esstela Phan, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~28th~~ 19th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076