File Box 8

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 04/23/03 13:03 2pgs
Fees:13.00 Taxes:392.20
20030423-0054182

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 31, 20[illegible]

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Canh M. Pham (NAME)	U S BANK (NAME)	MAP 148-1
275 Comroe Road (ADDRESS)	4801 Frederica Street (ADDRESS)	PARCEL 190
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (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, 1999 Hawblitzel Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Canh M. Pham and Chau Hue Ly as joint tenants with the right of survivorship

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 number 409 on the plan of the Resubdivision of Reserve Parcels "D" and "F" and lot number 390 on the Recorded Plan of Hillbrook Section 6, as of record in Book 4060, page 173, Register's Office for Davidson County, Tennessee, to which plan referrence is hereby made.

Being the same property conveyed to the 1999 Hawblitzel Family Trust by Quitclaim Deed of record in Book 11642, page 489, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 275 Comroe Road, Nashville, TN 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 our hand S this 11th day of April, 2003

1999 Hawblitzel Family Trust
By: Paul Hawblitzel TRUSTEE
Paul Hawblitzel, Trustee

Attest: Loretta Hawblitzel, Trustee
Loretta Hawblitzel, Trustee

STATE OF CALIFORNIA

COUNTY OF VENTURA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Hawblitzel and Loretta Hawblitzel, TRUSTEES

the bargainor s, 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 and official seal at Camarillo, CA, Tennessee, this 11th day of April, 2003.

Commission expires 10-19-05

Karrie Palace
Notary Public

KARRIE PALACE
Commission # 1326028
Notary Public - California
Ventura County
My Comm. Expires Oct 19, 2005