Box 29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Ste. 110
Nashville, TN 37214-3614

Map 128-10, Parcel 195

Davidson County DEEDWARR
Recvd: 02/04/04 08:39 3pgs
Fees:18.00 Taxes:455.10

20040204-0013333

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Bank One** does hereby bargain, sell, transfer and convey unto **Canh Minh Pham and Chau Hue Ly** their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Stacy Square, Section 5-A, as of record in Book 5210, page 175, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts a total of 90 feet on the northerly margin of Colt Drive, and extends back 117.23 feet on the easterly side and 116.43 feet on the westerly side to a line in the rear measuring 88.41 feet thereon.

BEING the same property conveyed to Bank One by Substitute Trustee's Deed from William Timothy Hill, Substitute Trustee, dated October 24, 2003, and recorded at Instrument No. 20031029-0158996, said Register's Office.
Bank One and Bank One, N.A., being one and the same.

Property address is 245 Colt Drive, Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Canh Minh Pham and Chau Hue Ly** their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 29 day of January, 2004.

BANK ONE, N.A.

By: James Greene
Its: Vice President

STATE OF WISCONSIN
COUNTY OF Waukesha

Before me, the undersigned, of the State and County aforesaid, personally appeared James Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of the BANK ONE, N.A. the within named bargainor, a corporation, and that he/she as such James Greene, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as VP.

Witness my hand and official seal at Menomonee Falls, WI this 29 day of January, 2004.

Notary Public

My Commission Expires:
3/12/06

RITA L. COX
NOTARY
PUBLIC
STATE OF WISCONSIN

****

NAME NEW OWNER(S):
Mr. Canh M. Pham
6410 Charlotte Avenue, #106
Nashville, TN 37209

SEND TAX BILLS TO:

New Owners

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Canh M Pham
Affiant

Subscribed and sworn to before me this 30 day of January, 2004.

Ollie Mai Parsley
Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006