File Box 8

This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TN 37027

PLEASE RETURN ORIGINAL TO:
WILKINS & IVEY, ATTORNEYS
5200 MARYLAND WAY, SUITE 109
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 02/12/04 15:39 2pgs
Fees:13.00 Taxes:431.05
20040212-0017084

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$116,500.00** the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronnie L. Walker

Affiant

Subscribed and sworn to before me this the 12th day of FEBRUARY, 2004.

NOTARY PUBLIC
Commission Expiration: My Commission Expires FEB. 27, 2005

WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNERS:
CANH M. PHAM and CHAU HUE LY	Bank of America,NA 414 Union Street Nashville, TN 37289	358 FOXGLOVE DRIVE NASHVILLE, TN 37211
		PROPERTY ADDRESS: 358 FOXGLOVE DRIVE NASHVILLE, TN 37211

MAP PARCEL NUMBER
147-3-28

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, RONNIE L. WALKER AND WIFE, JANICE M. WALKER, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto CANH M. PHAM AND CHAU HUE LY AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF HERBERT HEIGHTS, SECTION II, AS OF RECORD IN BOOK 3500, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONNIE L. WALKER AND WIFE, JANICE M. WALKER BY DEED OF DAVID S. SHORES AND WIFE, KATHLEEN SHORES, RECORDED DECEMBER 18, 1997, IN BOOK 10726, PAGE 449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 358 FOXGLOVE DRIVE, NASHVILLE, TN 37211

This property is subject to: Taxes for 2004 and subsequent years; The Plan, with Owner's Certificate, of record in Book 3500, Page 83, said Register's Office, which Plan shows

a 30 foot minimum building setback line from Foxglove Drive and a 5 foot easement for public utility and drainage purposes along the southerly line(s) of said lot and 2.5 x 30 foot utility anchor easement(s) located on the southeasterly front corner(s) of s aid lot; a 60 foot easement for public utility and drainage along the rear line; easement for sanitary sewers and/or storm drainage granted to the Metropolitan government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6581, Page 89, said Register's Office; easement for the flow of Seven Mile Creek along the rear line of said lot.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor(s) this **12th day of FEBRUARY, 2004.**

Ronnie L. Walker
RONNIE L. WALKER

Janice M. Walker
JANICE M. WALKER

STATE OF TENNESSEE)
) SS
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONNIE L. WALKER AND WIFE, JANICE M. WALKER,** with whom I am personally acquainted, and who acknowledged that **THEY** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the **12th day of FEBRUARY, 2004.**

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires FEB. 27, 2005

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