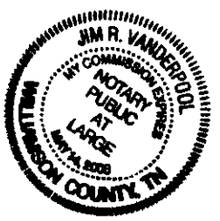
Record Ust
Box 604

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 141,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF MARCH, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5.14.2006

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00604

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Phuoc H. Pham and Yen H. Le		MAP:87-05-OA
5705 Briarwick		Parcel:70.00 CO
Hermitage, TN 37076	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN K NEAL AND WIFE, CYNTHIA A. NEAL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PHUOC H. PHAM AND WIFE, YEN H. LE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5705 Briarwick, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 4th day of March, 2005.

Brian K. Neal
Brian K Neal

Cynthia A. Neal
Cynthia A. Neal

Davidson County DEEDWARR
Recvd: 03/10/05 09:46 2 pgs
Fees:13.00 Taxes:525.03
20050310-0026493

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, BRIAN K NEAL AND CYNTHIA A. NEAL, 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 Brentwood, Tennessee , this 4th day of March, 2005.

Notary Public_____

My Commission Expires:_____





EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 71, FARMINGHAM WOODS PHASE II SECTION 2 Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 424, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian K. Neal and wife, Cynthia A. Neal by Warranty Deed from William P. Trofi and wife, Karen P. Trofi, recorded the 28th day of June, 1996 Deed Book 10102, Page 376, in the Register's Office of Davidson County, Tennessee

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.