[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Tan V. Pham	SAME	Map 47
6501 Thunderbird Drive		Parcel 17.00
Nashville, TN 37209		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **E. R. Rutherford** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Tan V. Pham, married** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A attached hereto.

Being the same property conveyed to E. R. Rutherford, by deed from Wynema Brown Smith a/k/a Lorene Smith, Linda A. Peek, John Ambler Widener, Jr. and Rebecca W. Evans dated January 24, 2007, of record in Instrument Number 20070126-0011110, recorded January 26, 2007, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.
2. Pipeline Easement to Ford Motor Company, of record in Book 8700, Page 89s, Register's Office for Davidson County, Tennessee.
3. Subject to TVA Transmission Line Easement.
4. Subject to rights to Ingress and Egress to graveyard.
5. Subject to rights of owner adjacent to parcel in northeasterly corner to share driveway.

This is improved property commonly known as 5529 Old Hickory Boulevard, Nashville, Tennessee 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $178,500.00.

Tanpham
Affiant

Subscribed and sworn to before me this 20th day of June, 2007.

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/21/07 09:31 4 pgs
Fees:23.00 Taxes:660.45

20070621-0074056

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20TH day of June, 2007.

E. R. Rutherford

E. R. RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared E. R. Rutherford, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20TH day of June, 2007.

Joseph V. Ferrelli

Notary Public

My Commission Expires: _____

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

EXHIBIT A

Beginning at a P .K. nail set in a paved driveway in the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, said point being the southeast comer of Tract I; thence along the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road South 22 deg. 04 min. 59 sec. West, 343.53 feet to an iron rod set at a comer of Tract 3; thence leaving the west margin of Old Hickory Boulevard with boundary lines of Tract 3 on newly established lines to points as follows North 56 deg. 06 min. 22 sec. West, 374.23 feet to an iron rod set; North 70 deg. 02 min. 00 sec. West, 820.39 feet to an iron rod set; South 21 deg. 59 min. 37 sec. West, 200.12 feet to an iron rod set in the north boundary line of the Woodrow T. Harry et ux property; thence along the north boundary line of the Harry property and then the Barnsdale J. Carter, Jr. property to points as follows: North 70 deg. 02 min. 00 sec. West, 333.36 feet to an iron rod set; North 70 deg. 20 min. 56 sec. West, 1487.43 feet to an existing iron rod at the northwest comer of the Carter property , the northeast comer of the Lawrence Alton Smith et ux property , and the southeast comer of the Thomas B. Vester et ux property; thence along the east boundary line of the Vester property North 22 deg. 58 min. 11 sec. East, 603.21 feet to an existing iron rod at the southwest comer of the Margaret Y. Slea property; thence along the south boundary line of the Slea property South 70 deg. 17 min. 09 sec. East, 1491.08 feet to an iron rod set at the northwest corner of Tract 1; thence with boundary lines of Tract 1 on newly established lines to points as follows: South 21 deg. 59 min. 38 sec. West, 160.00 feet to an iron rod set; South 70 deg. 07 min. 43 sec. East, 1306.76 feet to an iron rod set; South 72 deg. 56 min. 33 sec. East, 200.65 feet to the point of beginning, containing 30.90 acres, more or less. Survey by Bledsoe, Adams, Christy Engineering and Surveying, LLC, Phillip Darrin Christy, R.L.S. No. 1821, P.O. Box 40, Dickson, TN 37056-0040, dated 11/27/2006.

PRIVACY NOTICE

Joseph V. Ferrelli, Attorney at Law, as a closing agent, has always protected your right to privacy. Like all providers of personal financial services, we are now required by law to inform our clients of our policies regarding privacy of client information.

Types of Nonpublic Personal Information:

We collect nonpublic personal information about you that is provided to us by you or obtained by us with your authorization.

Parties to Whom We Disclose Information:

For current and former clients, we do not disclose any nonpublic personal information obtained in the course of our practice except as required or permitted by law. Permitted disclosures include, for instance, providing information to our employees, and in limited situations, to unrelated third parties who need to know that information to assist us in providing services to you. In all such situations, we stress the confidential nature of information being shared.

Protecting the Confidentiality and Security of Current and Former Clients' Information:

We retain records relating to professional services that we provide so that we are better able to assist you with your professional needs and, in some cases, to comply with professional guidelines. In order to guard your nonpublic personal information, we maintain physical, electronic, and procedural safeguards that comply with our professional standards. Please call if you have any questions, because your privacy, our professional ethics, and the ability to provide you with quality financial services are very important to us.

Seller(s): _____
E. R. RUTHERFORD

Buyer(s): _____
TAN V. PHAM