Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $98,500.00

Dana Bulla
Affiant

Subscribed and sworn to before me, this 12th day of December 2008.

Sheri Prow Parsons
Notary Public
My commission expires: Jan 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Victor Pham	Same	16203010700
1109 Pin Oak Ln.		
Brentwood, TN 37027		

Davidson County DEEDWARR
Recvd: 12/19/08 10:41 4 pgs
Fees:23.00 Taxes:364.45
20081219-0121409

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Deborah Beatty Thurman, Executrix of Estate of Larry D. Thurman, Deborah Beatty Thurman hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Victor Pham hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 50 on the Plan of Colewood Hills Section 1 of record in Book 4300 page 130 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 Larry D. Thurman by deed from C. Harold Reeves and wife Jacqueline E. Reeves of record in Book 5390 Page 310 Register's Office for Williamson County, Tennessee. Larry D. Thurman having died on June 30, 2008 testate and appointed Deborah Beatty Thurman Executrix and devised property to Deborah Beatty Thurman and William Russell Thurman.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Colewood Hills Section 1 of record in Book 4300 Page 130, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 4548, page 912, Register's Office for Davidson County, Tennessee

This property is improved property known as 252 Bart Dr., Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 12th day of December, 2008.

Estate of Larry D. Thurman

BY: Deborah Beatty Thurman, Executrix
Deborah Beatty Thurman
Executrix

Deborah Beatty Thurman
Deborah Beatty Thurman

William Russell Thurman by Deborah Beatty Thurman, his Attorney-in-Fact
William Russell Thurman, by Deborah Beatty Thurman, His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Beatty Thurman with whom I am personally acquainted, and who acknowledged herself to be the Executrix of Estate of Larry D. Thurman the within named bargainor, and as such Executrix being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Estate of Larry D. Thurman.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of December, 2008.

Sheri Prow Parsons
Notary Public

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: Jan 23, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County

and State, the within named Deborah Beatty Thurman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of December, 2008.

Sheri Prow Parsons
Notary Public

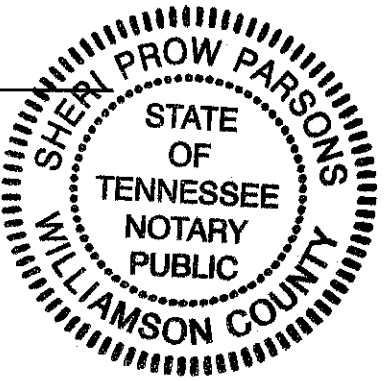


My Commission expires: Jan 23, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of December, 2008, before me personally appeared Deborah Beatty Thurman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Russell Thurman acknowledged that such person executed the same as the free act and deed of William Russell Thurman.

Sheri Prow Parsons
Notary Public



My Commission expires Jan 23, 2012

FILE NO: WG1893

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

