File Box 51-A

Instr:200006190060611 Page: 1 OF 2
REC'D FOR REC 06/19/2000 9:56:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $207.20

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

ADDRESS NEW OWNER:
Katherine C. Harris
811 Ashlawn Place
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Cendant Mortgage Corporation
3000 Leadenhall Road
Mt. Laurel, NJ 08054

MAP AND PARCEL:
MAP 161-05-0-A
GROUP
PAR. 035.00(CO)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Rachel Mai Tran and husband, Michael Nguyen**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Katherine C. Harris, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Unit No. B-11, as shown on Exhibit A-2 on the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.
>
> BEING the same property conveyed to Rachel Mai Tran and husband, Michael Nguyen, by deed from Vema S. Minor and Russell L. Smith, as of record in Book 9430, page 63, Register's Office for Davidson County, Tennessee.

This is improved property known as 811 Ashlawn Place, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Katherine C. Harris, unmarried, her heirs and assigns, forever; and we, Rachel Mai Tran and husband, Michael Nguyen, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of June, 2000.

Rachel Mai Tran

Michael Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rachel Mai Tran and husband, Michael Nguyen, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of June, 2000.

NOTARY PUBLIC

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires SEP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $56,000.00.

AFFIANT

Subscribed and sworn to before me
this 16th day of June, 2000.

NOTARY PUBLIC

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires SEP