Davidson County DEEDWARR
Recvd: 04/17/01 14:00 2pgs
Fees:11.00 Taxes:388.50

20010417-0037545

File in Box No. 19 B

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

#1-3-66

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF **APRIL, 2001.**

Notary Public

MY COMMISSION EXPIRES: 5/28/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THANH V. HA, ET UX	Countrywide Home Loans, Inc.	**91-9-312**
(NAME) **602 VERNON AVENUE**	(NAME) 4500 Park Granada	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WILLARD EARL COLGAN AND PHILLIP E. COLGAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THANH V. HA AND WIFE, HUONG T. DO,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Phillip Earl Estates of record in Book 9700, page 965, Register's Office for said County.

Being part of the same property conveyed to Willard Earl Colgan and Phillip E. Colgan, as tenants in common, by deed from Thelma C. Horton, Eva E. Forehand, Robert G. Prince, Dorris W. Prince, Jewell F. Chapman, Lois J. Cooper, Helen Prince, Richard L. Prince, and Tina Kepley, being all the heirs of S. M. Prince, of record in Book 11526, page 554, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 9700, page 965, and any and all easements, restrictions and conditions of record which may affect said property.

This is not the principal residence of the grantors herein.

Unimproved ( )
This is improved(X) property, known as **602 VERNON AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this 12th day of **APRIL**, 2001.

Willard E. Colgan
WILLARD EARL COLGAN

Phillip E Colgan
PHILLIP E. COLGAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named **WILLARD EARL COLGAN AND PHILLIP E. COLGAN**, 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 Nashville, Tennessee this 12th day of April, 2001.

Commission expires: OCTOBER 25, 2003.

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A. Cohen
Notary Public