PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(ST) Title No: 43573
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/04/02 14:10 2pgs
Fees:13.00 Taxes:517.63
20021204-0149380

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James L. Harris Donna T. Harris 155 Holly Forest Nashville, TN 37221	Same

TAX MAP-PARCEL NUMBERS: 142-08-A-03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$139,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Palm and spouse, Mary F. Palm**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James L. Harris and spouse, Donna T. Harris** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.30 of Phase I, Coronada Town Home Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860 page 26 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to John H. Palm and wife, Mary F. Palm by deed from Sovran Bank/Tennessee, (formerly Sovran Bank/Central South) of record in Book 8338, Page 619, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4860, Page 26, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4901, page 679, By-laws in, Book 4901, page 702, Book 5202 page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; And an easement for sanitary sewers as granted to the Harpeth Valley Utility District of record in Book 4788, Page 761 and Book 4816 Page 965, said Register's Office.

This is improved property, known as: 115 Holly Forest, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

John H. Palm

Mary F. Palm

State of

County of

On this June 28, 2002, before me the undersigned authority, personally appeared John H. Palm Mary F. Palm , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Sworn and subscribed before me this the 26 day of Nov., 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires MAY 30, 2004

Notary Public