Davidson County DEEDWARR
Recvd: 07/31/03 08:10 2pgs
Fees:13.00 Taxes:370.00
20030731-0108353

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Hung Pham
102 Barella Ct.
Nashville, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
Chase Manhattan Mortgage Corporation
5409 Maryland Way, Suite 202
Brentwood, TN 37027

MAP **162**
GROUP **3**
PARCEL **149**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Carl A. Harmon, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Hung Pham**, hereinafter called the "GRANTEE", its successors 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. 283 on the plan of Antioch Park, Section 5, of record in Book 4460, Page 58, Register's Office for said County. Said Lot No. 283 fronts 79.32 feet on the broken easterly margin of Barella Court and extends back 125 feet on the northerly line and 141.2 feet on the southerly line to a broken line in the rear, measuring 110 feet thereon.

Being the same property conveyed to Carl A. Harmon, unmarried by deed from Jerry D. Vessell and wife, Bobbie S. Vessell of record in Book 7463, page 31, Register's Office for Davidson County, Tennessee.

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

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 102 Barella Ct., Nashville, Tennessee 37013.

Donnalita B. Harmon, wife of Carl A. Harmon, joins in this conveyance for the purpose of conveying all of her right, title, and interest in the subject property, marital or otherwise.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 25th day of July, 2003.

Carl A. Harmon

Carl A. Harmon

Donnalita B. Harmon

Donnalita B. Harmon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Carl A. Harmon and Donnalita B. Harmon**, 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 this 25th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00

Carl A. Harmon

AFFIANT

Subscribed and sworn to before me on this 25th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04