Davidson County DEEDWARR
Recvd: 03/31/04 09:59 2pgs
Fees:13.00 Taxes:405.15

20040331-0035965

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Lam N. Pham**
Address **3120 Larkspur Drive**
City/State/Zip **Nashville, TN 37207**

SEND TAX BILLS TO:
Name **Guaranty Residential Lending Inc**
Address **P.O. Box 78833**
City/State/Zip **Austin, Texas 78767**

FOR AND IN CONSIDERATION of the sum of **$10.00. Charleton E. Cunningham and Lisa D. Cunningham, Husband and Wife** have this day bargained and sold, and do hereby transfer and convey unto **Lam N. Pham, a married man, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 35 on the Plan of Oak Park Section One, of record in Plat Book 3600, page 84, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Charleton E. Cunningham and wife, Lisa D. Cunningham by deed from Nationcredit Home Equity Service of record in Instrument Number 20010508-0047536, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 60 Group 3 Parcel 54

This is improved property known as: 3120 Larkspur Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **12th** day of **March 2004**.

Charleton E. Cunningham

Lisa D. Cunningham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Jeffrey C. Horn**, a Notary Public in and for said County and State, **Charleton E. Cunningham and Lisa D. Cunningham** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **12th** day of **March 2004**.

Commission expires **January 26, 2008**

Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$109,500.00**

Affiant Tammy Eslank

Subscribed and sworn to before me, this the 12th day of March,2004.

My commission expires January 26, 2008

Jeffrey C. Horn
Notary Public - Register

