Davidson County DEEDWARR
Recvd: 06/11/04 07:48 2pgs
Fees:13.00 Taxes:536.50
20040611-0069196

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

X Dale D. Harnishfeger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bayphone Southivong	Guaranty Trust Company	Map 136
3839 Priest Lake Drive	640 Broadmor Blvd., Suite 100	Group 07-0
Nashville, TN 37217	~~Murfreesboro, TN 37129~~	~~Parcel 097.00~~

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

Dale D. Harnishfeger and wife, Joan M. Harnishfeger

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bayphone Southivong

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:

BEING Lot No. 164, on the Plan of Section Four, Priest Lake Park, of record in Plat Book 4460, Pages 15, 16, and 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dale D. Harnishfeger and wife, Joan M. Harnishfeger, by deed from J. Clifford Tharp, Jr. and wife, Rose G. Tucker, now Tharp, of record in Book 5474, Page 61, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4505, Page 774, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 15, 16, and 17, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3839 Priest Lake Drive, Nashville, TN 37217

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 and 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 hands this 3rd day of June, 2004.

Dale D. Harnishfeger
Dale D. Harnishfeger

Joan M. Harnishfeger
Joan M. Harnishfeger

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 Dale D. Harnishfeger and wife, Joan M. Harnishfeger, 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 3rd day of June, 2004.

My Commission Expires: 1-27-07

Notary Public

