PREPARED BY ~~(AND RETURN TO):~~

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W & I Ref:(gj) Title No: 46064
Dav. Co. File: Box 8

AFTER RECORDING
RETURN TO:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2005
#1475

Davidson County DEEDWARR
Recvd: 01/06/05 12:59 2 pgs
Fees:13.00 Taxes:704.85
20050106-0002328

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Samberg Sarah Samberg 115 Holly Forest Nashville, Tennessee 37205	Chase Manhattan Mortgage Corp. 1400 E. Newport Center Drive Deerfield Beach, FL 33442

TAX MAP-PARCEL NUMBERS: 142-08-A-030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Harris and spouse, Donna T. Harris**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Samberg and Sarah Samberg, husband and wife,** 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 James L. Harris and spouse, Donna T. Harris by John H. Palm and spouse, Mary F. Palm of record in Doc. No. 20021204-0149380, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2005, 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; 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; 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.

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 23rd day of December, 2004.

James L. Harris

Donna T. Harris

State of TENNESSEE
County of DAVIDSON

On this 23rd day of December, 2004 , before me the undersigned authority, personally appeared James L. Harris, 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.

CHRISTY W. LEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

On this 22nd day of December, 2004, before me the undersigned authority, personally appeared Donna T. Harris, 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.

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 29, 2005

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $190,500.00

Affiant

Sworn and subscribed before me this the 23rd day of December, 2004

My Commission Expires: 11/22/08

Notary Public

Deborah K. Devine State of Tennessee Notary Public Davidson County

WIdoc: Deed Wty—12/92