Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

Davidson County DEEDWARR
Recvd: 11/03/05 14:55 2 pgs
Fees:13.00 Taxes:499.50

20051103-0133387

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

#328

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Phung Van Cong, Khiem Minh Pham and Tuan Cong Van	Countrywide Home Loans	Map 102-3
604 Landau Drive	P.O. Box 650009	Parcel 94
Nashville, TN 37209	Dallas, TX 75265-0909	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James W. Pharris and wife, Margaret S. Pharris,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Phung Van Cong and wife, Khiem Minh Pham and Tuan Cong Van, unmarried** (The "Grantees"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 1344, on the Plan of Charlotte Park, Section 18 of record in Book 3600, pages 51 and 52, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Pharris and Margaret S. Pharris, as Joint Tenants With Right of Survivorship by quit claim deed dated May 28, 2004 from Elizabeth J. Smith, Trustee of record in Instrument No. 20040630-0077393, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 3765 and Page 130, said Register's Office.**
3. **Any and all matters appearing of record in Plat Book 3600, and Pages 51 and 52, said Register's Office.**

This is improved property commonly known as **604 Landau Drive, Nashville, TN 37209.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me this 31st day of October, 2005

Notary public:

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, his heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **October, 2005**.

James W. Pharris

Margaret S. Pharris

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James W. Pharris and Margaret S. Pharris**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **31st** day of **October, 2005.**

Notary Public

My Commission Expires: March 31, 2007