39-B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10050474** BILL GARRETT, Davidson County Trans:T20100033362 DEEDWARR Recvd: 06/02/10 14:41 2 pgs Fees:13.00 Taxes:4995.00 20100602-0042529	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2010. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Dai Chung 700 Bowling Ave Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Wells Fargo Bank 12854 Kenan Dr., 2nd Floor Jacksonville, FL 32258	Tax Information: Tax Parcel ID No. 11701010700 11701011800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James T. Harris and Tracey R. Harris, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dai Chung and Kimberleye M. Chung**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I: Land in Davidson County, Tennessee, being the northerly 125 feet of Lot 1 on the Map of Forest Park Land Improvement Company's Subdivision, as of record in Plat Book 161, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. Said part of Lot No. 1 fronts 125 feet on the easterly side of Bowling Avenue, formerly Golf Club Road, and runs back between parallel lines with the southerly margin of Forest Park Drive, 250 feet to a dead line. Tract II: Land in Davidson County, Tennessee, being part of Reserved Parcel "A" on the Plan of the Resubdivision of Part of Lot No. 6 on the Map of Forest Park Land Improvement Company's Subdivision, of record in Plat Book 4885, page 175, Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning at an iron pin in the southerly margin of Forest Park Avenue, said iron pin being the northwest corner of Reserved Parcel "A" on said Resubdivision, thence with the margin of Forest Park Avenue N 87 deg. 59 min. 30 sec. 44.9 feet to a point, the northwest corner of Lot 1 on said Resubdivision; thence with the westerly line of Lot 1 S. 1 deg. 16 min. 00 sec. E 125.27 feet, more or less to a point; thence in a westerly direction along a line which is the extension of the southerly boundary of Tract I a distance of 35.49 feet, more or less, to the southeast corner of Tract I; thence N 5 deg. 34 min. 00 sec. W 125.50 feet to the point of beginning. Being the same property conveyed to James T. Harris and wife, Tracey R. Harris by Warranty Deed from Nicholas Snow and wife, Roxanne Snow, recorded on the 12th day of December, 2006 in Instrument No. 20061212-0153232, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 144 and Plat Book 4885, Page 175, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Easement for fence or wall, recorded in Book 5189, Page 486, as corrected in Book 5341, Page 364 and further corrected in Book 6062, Page 359.

This is improved property located at 700 Bowling Ave Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2010.

James T. Harris

Tracey R. Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James T. Harris and Tracey R. Harris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State of Tennessee
Notary Public
County of Sumner