This instrument prepared by Robert L. Jackson, Atty., American Trust Bldg., Nashville, Tenn.

mail to

BOOK 4790 PAGE 271

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Johnny S.C. Chan, et ux | owner | 105 50130 |
| (NAME) Lot # 7, Valley Trail Dr. | (NAME) Lot #7 Valley Trail Dr. | 41-2 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. | (STREET ADDRESS) Nashville, Tenn. | 7 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ..... ---------- Ten ($10.00) and no/100---------- *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

WEBB HOMEBUILDERS, INC.

*have this day bargained and sold, and do hereby transfer and convey unto the said* .....

JOHNNY S.C. CHAN and wife, MARGIE F. CHAN, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Breckenridge Valley, as of record in Book 4460, page 167, RODC, Tennessee and described as follows:

Said Lot No. 7 fronts 114.92 ft. on the southerly side of Valley Trail and extends back 350.67 ft. on the easterly line and 388.40 on the westerly line to a dead line in the rear measuring 239.72 ft. thereon.

Being the same property conveyed to Webb Homebuilders, Inc., by deed from Morris and Webb Development Company, of record in Book 4698, page 334, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 20th day of February 19 74

Affiant

My commission expires: July 27, 1977 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Valley Trail, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* .....

Johnny S.C. Chan and wife, Margie F. Chan, their *(successors), 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* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* .....

Johnny S.C. Chan and wife, Margie F. Chan, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand* ..... *this* 20th *day of* February, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank Webb

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this .....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank Webb, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Webb Homebuilders, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President

Witness my hand and seal, at office in Nashville, Tennessee this 20th day of February, 19 74

Ann Williams
Notary Public

Commission expires July 27, 1977

ANN WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| FEB21 | CONV | 40,000.00 | | | |
| FEB21 | S TAX | | A* | 104.00 | |
| FEB21 | PR FEE | | A* | .50 | |
| FEB21 | W DEED | | A* | 4.00 | * 108.50 |

WARRANTY DEED

FROM
Webb Homebuilders, Inc.
TO
Johnny S.C. Chan, et ux

C 42885

IDENTIF. REFERENCE

FEB 21 2 51 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238