DCX

BOOK 8096 PAGE 45

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,908.19

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: and Send Tax Bill To: | MAP-PARCEL NUMBERS |
|---|---|---|
| Miow Leong Choo (NAME) | First Interstate Mortgage Co. (NAME) | 02DX 04551 |
| 2944 Lera Jones Drive (STREET ADDRESS OR ROUTE NUMBER) | 245 S. Los Robles Avenue (STREET ADDRESS) | 150-06-0 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Pasadena, California 91109 (CITY) (STATE) (ZIP) | 162.00 |

4602 04/26 0101 03CHECK 290.47

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, Ricky E. Rose and wife, Judy L. Painter-Rose

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miow Leong Choo, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Revised Plan of West Lake Subdivision of record in Plat Book 6250, Page 785, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ricky L. Rose and wife, Judy L. Painter-Rose by deed of record in Book 7715, Page 949, Register's Office for Davidson, County Tennessee.

Ricky E. Rose and Ricky L. Rose being one in the same persons.

This conveyance is subject to any and all existing restrictions and easements of record.This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Biltmore Mortgage Company of record in Book 7715, Page 952, and assigned to First Interstate Mortgage Company said Register's Office with a present unpaid balance of approximately $75,408.19, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This instrument is executed on behalf of Ricky E. Rose by Judy L. Painter-Rose as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 8096 Page 44, in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 2944 Lera Jones Drive, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 23rd day of April, 19 90

Ricky E. Rose by Judy L. Painter-Rose (Atty. in fact)

Ricky E. Rose

Judy L. Painter-Rose

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy L. Painter-Rose

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 23rd day of April, 19 90.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

**FROM** Ricky E. Rose and wife, Judy L. Painter-Rose

**TO** Miow Leong Choo, unmarried

21727

IDENTIF. TREFERENCE

APR 26 9 15 AM '90

DAVIDSON COUNTY

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 1990 before me personally appeared Judy L. Painter-Rose, the person who executed the foregoing instrument on behalf of Ricky E. Rose and acknowledged that she executed the same as the free act and deed of the said Ricky E. Rose, through Power of Attorney granted her by the said Ricky E. Rose.

Commission expires: 10-9-91

Notary Public



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

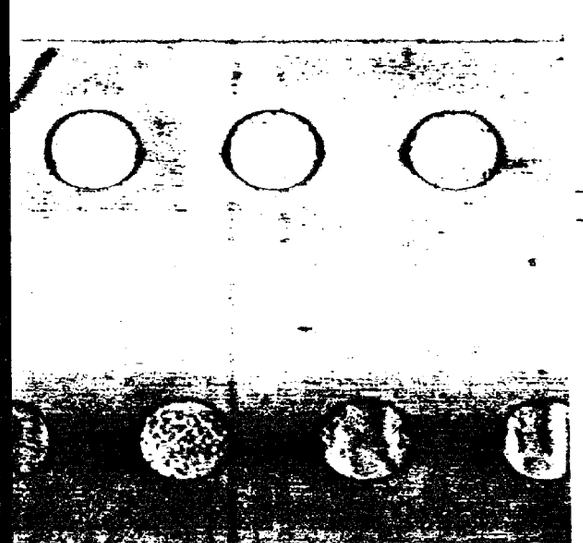
FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 85908.19 |
| | | | CON TX | 283.47 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 290.47 |
| | | | CHECK | 290.47 |
| 04/26/90 | 01 | | 09:13 0001 | 4602 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



21727

IDENTIF. REFERENCE

APR 26 9 15 AM '90

DAVIDSON COUNTY, TN.

**No.** 313668