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95252

IDENTIFICATION

93 DEC -9 PM 2:50

REGISTER
DAVIDSON CO. TN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **3rd** day of **December, 1993** by and between

Bonnie Y.I. Chen, a widow ,

hereinafter referred to as Grantor, and

John Anderson Garrett and Darlene H. Garrett, Husband and wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being lot no 7, of block "H" on the plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13, and 14, Register's Office for said County, described as follows:

Beginning on the easterly margin of Harpeth Hills Drive at the corner of Lots Nos. 6 and 7; thence with said Drive, northwardly 170 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northeastwardly 31.42 feet to the southerly margin of a 50 foot unnamed street; thence with said street, eastwardly 210 feet; thence southwardly and parallel with the easterly margin of Harpeth Hills Drive, 190 feet to the corner of Lots Nos. 6 and 7 thence with the line between said two lots westwardly 230 feet to the beginning.

Being the same property conveyed to Norman S. T. Chen and wife, Bonnie Y. I. Chen, by deed from Partia R. MacMillan, of record in book 5417, page 10, Register's Office for Davidson County, Tennessee, Norman S. T. Chen having since died.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

Subject to Matters shown on Recorded Plan, Restrictions, and Matters of Record.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Bonnie Y.I. Chen

Bonnie Y.I. Chen

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Bonnie Y.I. Chen, a widow** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **December, 1993**.

Notary Public

Commission Expiration: 11-22-97

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

2386 12/09 0101 03CHECK 589.90

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$157,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John Anderson Garrett

Affiant

Subscribed and sworn to before me this **3rd** day of **December, 1993**.

Notary Public

Commission Expiration: 11-22-97

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Leader Federal 158 Madison Ave. Memphis, TN 38103	4511 Harpeth Hills Drive Nashville, TN 37215 MAP PARCEL NUMBER

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 157000.00
CON TX 580.90
PRFEE 1.00
WDEED 8.00
TOTAL 589.90
CHECK 589.90

12/09/93 01 14:54 0001 2386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93 DEC -9 PM 2:51
REGISTER
DAVIDSON CO. TN.
IDENT. & REFERENCE
95259

No. 732412