PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9862 PG 763

W & I Ref: (mn) Title No: 37149
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Rose A. Chen<br>1113 Battery Lane<br>Nashville, Tennessee 37220 | Chemical Residential Mortgage Corp.<br>400 Perimeter Center Terr., Suite 755<br>Atlanta, GA 30346 |

**TAX MAP-PARCEL NUMBERS: 131-13-102.03**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Lougheed Lawson and spouse, Carolyn Thomas Lawson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rose A. Chen, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 8 on the Plan of the J. T. Jenkins Home Tract, as of record in Book 547, page 20, Register's Office for Davidson County, Tennessee, and described according to a survey made by Turner Engineering Company, Inc. dated November 18, 1964, and further described by a survey of John B. Kohl, III, dated December 7, 1977, as follows:

BEGINNING on the southerly margin of Battery Lane, at the intersection of same at a point in the line between Lots Nos. 8 and 20; thence South 2 degrees 59" West 325.4 feet; thence North 70 deg. 38' West 159.8 feet; thence North 3 deg. 41' East 276.7 feet to the southerly margin of Battery Lane; thence with the same South 88 deg. 26' East 150 feet to the beginning.

BEING the same property conveyed to Richard Lougheed Lawson and wife, Carolyn Thomas Lawson by deed from Reese Smith, Jr. and wife, Marcella V. Smith of record in Book 6542, page 921, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

**This is improved property, known as:** 1113 Battery Lane, Nashville, Tennessee 37220

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 15th day of November, 1995.

Richard Lougheed Lawson
**Richard Lougheed Lawson**

Carolyn Thomas Lawson
**Carolyn Thomas Lawson**

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**State of Tennessee**
**County of Davidson**

On this 15th day of November, 1995, before me the undersigned authority, personally appeared **Richard Lougheed Lawson** and **Carolyn Thomas Lawson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7-27-96

Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129900.00

Affiant

Sworn and subscribed before me on the 15th day of November, 1995.

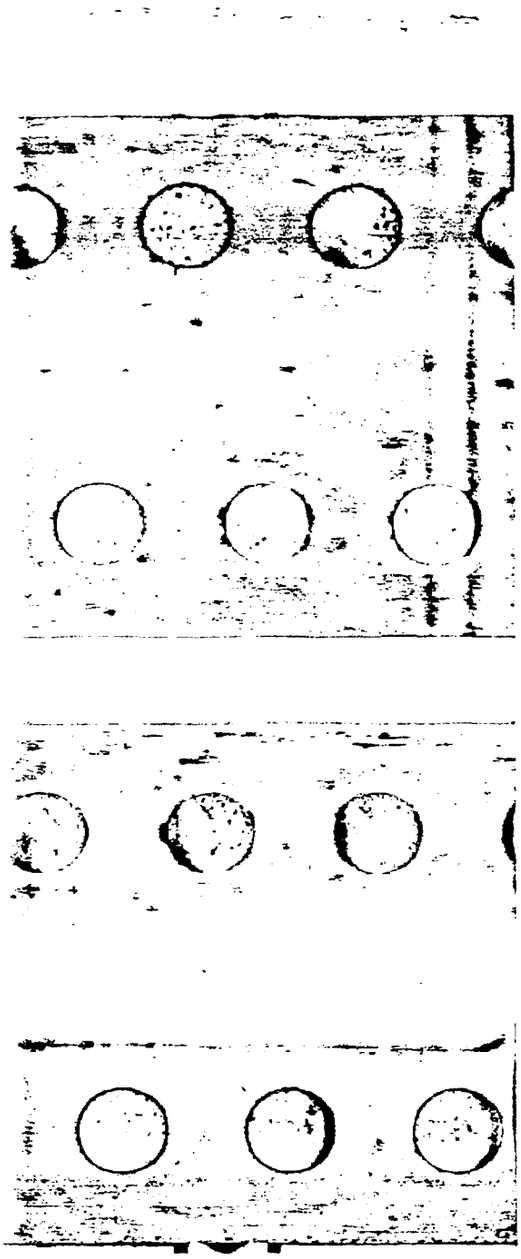
Notary Public

My Commission Expires: 7/27/96

95 NOV 17 AM 11:01
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0124048

2554 11/17 01:01 03CHECK 489.63



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9562 PG 765

| | | |
|---|---|---|
| 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 | 129900.00 |
| | | | CON TX | 480.63 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 489.63 |
| | | | CHECK | 489.63 |
| 11/17/95 | 01 | | 11:01 0001 | 9554 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

012048

IDENTIFICATION REFERENCE

95 NOV 17 AM 11:01

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 978104