0161401

IDENTIF. & REFERENCE

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

95 MAR 19 AM 10: 14

FILED
DAVIDSON COUNTY, TN.
REGISTER

W & I Ref: (cmw) Title No: 37531
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Luc Van Kaer Lan Wu 2619-B Ashwood Avenue Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, GA 30348-0100

TAX MAP-PARCEL NUMBERS: 104-15-C-002 24W 15435

9337 03/19 0101 03CHECK 688.25

WARRANTY DEED

BOOK 9982PG951

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 **Meredith Allen Stewart DeVoursney, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Luc Van Kaer and Lan Wu, both 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:**

A condominium Apartment in Davidson County, Tennessee, being Unit No. B of Ashwood Avenue Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit C to the Master Deed of record in Book 7999, page 195, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interests in the general and limited common elements of the Condominium.

BEING the same property conveyed to Harold D. Allen and wife, Lorene L. Allen by deed from Charles Marion Moore, Mary Rebecca Perry and Mildred Elizabeth Haury of record in Book 5106, page 564, County Court Clerk's Office for said County. By Quitclaim Deed of record in Book 8007, page 49, said Register's Office, the said Harold D. Allen and wife, Lorene L. Allen conveyed an undivided 1/2 interest in subject property to Robert Stewart and Meredith Steward. By Quitclaim Deed of record in Book 8100, page 279, said Register's Office, the said Harold D. Allen and wife, Lorene L. Allen conveyed their remaining interest in subject property to Robert Stewart and wife, Meredith Stewart. The said Robert Stewart and Meredith Allen Stewart have since divorced. By Quitclaim Deed of record in Book 9163, page 874, said Register's Office, the said Robert Laurence Stewart conveyed his interest in subject property to Meredith Allen Stewart. The said Meredith Allen Stewart is now known as Meredith Allen Stewart DeVoursney.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7999, Page 195 and amended in Book 8106, page 547 and Book 8563, page 473, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Thomas H. DeVoursney, the spouse of Meredith Allen Stewart DeVoursney, joins in this

conveyance solely to convey any marital interest he may have in subject property.

This instrument is executed on behalf of Thomas H. DeVoursney by Meredith S. DeVoursney as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2619-B Ashwood Avenue, Nashville, TN 37212

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 March, 1996.

Meredith Allen Stewart DeVoursney — Thomas H. DeVoursney

Meredith Allen Stewart DeVoursney

Thomas H. DeVoursney, By: Meredith S. DeVoursney, Atty-In-Fact

State of Tennessee
County of Davidson

On this 15th day of March, 1996, before me the undersigned authority, personally appeared Meredith Allen Stewart DeVoursney, 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.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ 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: $ 182500.00

Luc Van Kaver
Affiant

Sworn and subscribed before me on the 15th day of March, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

BOOK 9982 PG 953

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Meredith S. DeVoursney**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Thomas H. DeVoursney**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of March, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Meredith Allen Stewart DeVoursney

TO: Luc Van Kaer and Lan Wu

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Meredith S. DeVoursney

Meredith S. DeVoursney, Affiant

Sworn to and subscribed before me this

15th day of March, 1996.

Notary Public

My Commission Expires:_____



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

RECEIVED OF _____

FOR _____

BOOK 9982 PG 954

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 182500.00
CON TX 675.25
PRFEE 1.00
WDEED 12.00
TOTAL 688.25
CHECK 688.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9837

016140 IDENTIF. # REFERENCE

96 MAR 19 AM 10:14

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1017890