BOOK 9983 PG 875

This Instrument Prepared WITHOUT TITLE SEARCH, By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 N. Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
FENG-CHIH CHEN and wife, HELEN M. CHEN
216 Forrest Valley Circle
Nashville, Tennessee 37209

Email

SEND TAX BILLS:
To New Owners

MORTGAGEE:
_____
_____
_____

MAP AND PARCEL:
Map 074-04-0
Parcel 027.00
FBN 04D-31690

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **RICK BEASLEY**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **FENG-CHIH CHEN and wife, HELEN M. CHEN**, 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:

Beginning at a point in the northwest corner of Lot No. 1052, as appears on the recorded plan of Hermitage Hills, Section 10; thence leaving said point of beginning and with the rear of Lots 1052 through 1066 the following: S 30 deg. 07' W 838.41 feet to a point; thence S 6 deg. 10' E 106.06 feet to a point; thence S 47 deg. 11' W 85.87 feet to a point; thence S 36 deg. 22' W 85.21 feet to a point; thence S 26 deg. 0' W 90.55 feet to a point; thence S 26 deg. 55' W 81.77 feet to a point; thence S 38 deg. 55' W 72.25 feet to a point; thence leaving said lots and with the northeast line of the Hermitage Pumping Company, N 53 deg. 36' W 158 feet more or less, to the flowage easement of Cheatham Reservoir (Cumberland River); thence 484 feet, more or less, to the center of a large drain; thence leaving said easement and with the meanders of the centerline of said drain, 2060 feet, more or less, to a point; thence leaving said drain S 84 deg. 00' E 50 feet, more or less, to a point; thence S 15 deg. 03' E 231 feet, more or less, to the point of beginning and containing 10.1 acres, more or less.

Being the same property conveyed to Rick Beasley from the Clerk and Master for Davidson County, Tennessee, by "Final Decree Confirming Sale" dated October 17, 1994, as of record in Book 9506, page 215, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 10.1 acres, more or less, Hermitage Hills Subdivision, off Jacksonian Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all zoning ordinances, planning restrictions, building restrictions, health department rules, and other restrictions and easements of record, or which a visual inspection of the property would reveal.

Real property taxes for 1996 have been settled between the parties and will be paid by Grantees.

This instrument was prepared without title search or title abstract or land survey, none having been requested, from documents and information provided by the Grantees. No real estate closing services have been provided to Grantor or Grantee by the preparer of this instrument, and the preparer of this document is not responsible for compliance with IRS Form 1099-S reporting requirements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FENG-CHIH CHEN and wife, HELEN M. CHEN, their heirs and assigns, forever; and I, RICK BEASLEY, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 18th day of March, 1996.

Rick Beasley

RICK BEASLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **RICK BEASLEY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at DAVIDSON COUNTY, Tennessee, this the 18TH day of March, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 26, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $15,400.00.

& Feng-chih Chen x Alan Chen
AFFIANT

Subscribed and sworn to before me
this 18TH day of March, 1996.

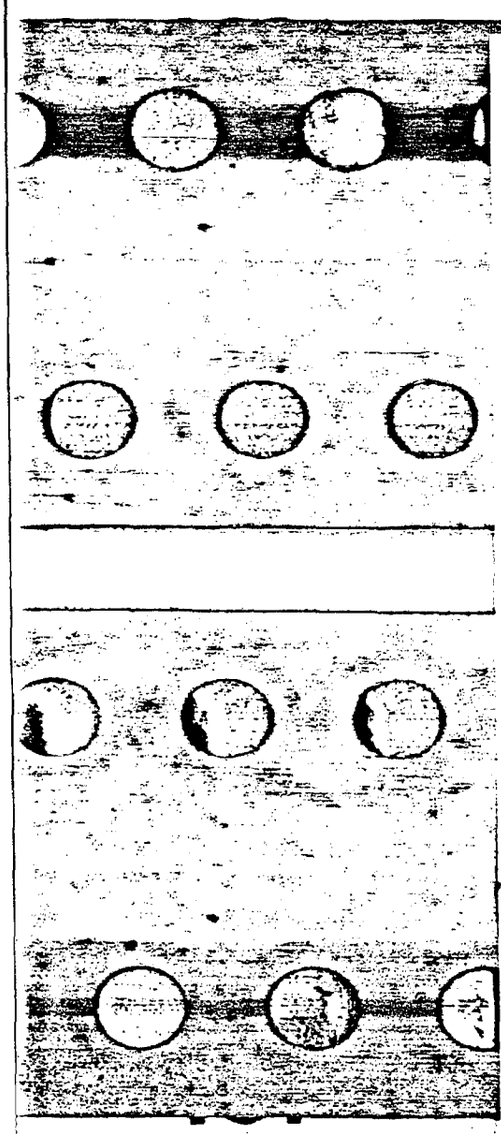
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 26, 1998

016164 3
IDENTIF. ↑ REFERENCE

96 MAR 19 PM 3:08
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0094 03/19 0101 03CHECK 69.00



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

RECEIVED OF _____

FOR _____

BOOK 9983 PG 878

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 15400.00
CON TX 56.98
PRFEE 1.00
WDEED 12.00
TOTAL 69.98
CHECK 69.98

03/19/96 01 15:08 0001 0094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161643
IDENTIF. ↑ REFERENCE

96 MAR 19 PM 3:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018145