WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 1999.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 9/18/99
(AFFIX SEAL)

BOOK 11505 PG. 900

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Chen	CTX MORTGAGE COMPANY	**120-2-175**
(NAME) **1327 Mercury Drive**	(NAME) P. O. BOX 199077	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) DALLAS, TX 75219-9077	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Martha DeLozier and Vickie Meriwether**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Chen and wife, Tahir 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:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Martha DeLozier and Vickie Meriwether by deed of record in Book 11138, Page 172, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Vickie Meriwether by Martha DeLozier as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11505, Page 899, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1327 Mercury Drive, Nashville, TN 37217**
(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.

U594233
IDENTIF. & REFERENCE

99 JUN -2 AM 8:13
[illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 27th day of May, 1999.

BOOK 11505 PG. 901

Martha DeLozier
Martha DeLozier

Vickie Meriwether by Martha DeLozier
Vickie Meriwether By: Martha DeLozier, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Martha DeLozier 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 Nashville, Tennessee, this 5/27/99 .

Elizabeth E Triplett
Notary Public

Commission expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5/27/99 before me personally appeared Martha DeLozier, the person who executed the foregoing instrument on behalf of Vickie Meriwether, and acknowledged that she executed the same as the free act and deed of the said Vickie Meriwether, through Power of Attorney granted her, by the said Vickie Meriwether.

Elizabeth E Triplett
Notary Public

Commission Expires: 5/26/02

05/27/99 0101 03CHECK 294.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11505 PG. 902

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0594233

IDENTIFICATION REFERENCE

99 JUN -2 AM 8:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	76500.00
CON TX	283.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	294.05
CHECK	294.05

06/02/99 01. 08:17 0001 3757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468283