STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of October, 1999.

KATHLEEN G. WATERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires:_____ My Commission Expires SEPT. 23, 2000

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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

MAIL ENV.

99 NOV -4 PM 9:44

REGISTER DAVIDSON CO. TN.

RECEIVED FOR REFERENCE

06542232

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kar-Wing Chan and Elizabeth Chan
8023 Regency Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 128-14-109

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John S. Ross and wife, Katherine M. Ross,** hereinafter referred to as Grantors, hereby transfer and convey to **Kar-Wing Chan and wife, Elizabeth Chan,** hereinafter referred to as 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. 31on the Plat of Harpeth Park, Section III, of record in Plat Book 4175, page 14, Register's Office for said County.

Said Lot No. 31fronts 90 feet on the northerly margin of Regency Drive, and extends back 176.55 feet on the easterly line, and 176.39 feet on the westerly line, to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to John S. Ross and wife, Katherine M. Ross by Warranty Deed from Pamela Francine McGrath, unmarried of record in Book 6017, page 169* in the Register's Office for Davidson County, Tennessee. *and rerecorded in Book 11731, Page 885, Said Register's Office.

County/City Taxes for the year 1999 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

$133,500.00 CK 504-94

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 8023 Regency Drive, Nashville, Tennessee 37221.

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 I 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of October, 1999.

John S. Ross

John S. Ross

Katherine M. Ross

Katherine M. Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John S. Ross and wife, Katherine M. Ross, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of October, 1999.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARNETT, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11731 PAGE 889

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

0654232

REFERENCE

99 NOV -4 AM 9:44

REGISTER
DAVIDSON CO. TN.

CAMT	
	133500.00
CON TX	493.94
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	504.94
CHECK	504.94

11/04/99 01 09:45 0001 7918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535656