Instr:20000511004790 6 Page: 1 OF 2
REC'D FOR REC 05/11/2000 3:24:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $869.50

BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00 S Warchen Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2000. Lee A. Cohen Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003. (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SINAN CHEN, ET UX	**SAME**	**104-11-123**
(NAME) **521 FAIRFAX AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RUBY PAGE MORTON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SINAN CHEN AND WIFE JUN LIN 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. 2, Block "5" on the Map of Fairfax Place, of record in Book 547, pages 133, 137 and 138, Register's Office for said County.

Said Lot No. 2, Block "5" fronts 78 feet on the south side of Fairfax Avenue and runs back between parallel lines 165 feet to a dead line on which it measures 78 feet.

Being the same property conveyed to William Taylor Morton and wife, Ruby Page Morton by deed of record in Book 1971, page 443, Register's Office for Davidson County, Tennessee. The said William Taylor Morton having since died.

This conveyance is subject to matters shown on the Plan of record in Book 547, pages 133, 137 and 138, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **521 FAIRFAX AVENUE, NASHVILLE, TN 37212**
(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 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.

Witness my hand this 8th day of **MAY, 2000.**

Ruby Page Morton

RUBY PAGE MORTON

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 **RUBY PAGE MORTON,** 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 8th day of **MAY, 2000.**

Commission expires:OCTOBER 25, 2003.

Lee A. Cohen

Notary Public

