PREPARED BY (AND RETURN TO):

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Instr:200006020054867 Page: 1 OF 3
REC'D FOR REC 06/02/2000 8:43:46AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $264.55

W & I Ref: (sk) Title No: 41625
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth Amanda Chappell 4505 Harding Road, Unit 34-W Nashville, TN 37205	SAME AS NEW OWNER

TAX MAP-PARCEL NUMBERS: 116-3-A-43

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 71,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Y.C. Mao, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Amanda Chappell,** 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. 34W of Royal Oaks Towers, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4460, page 189, 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 interest in teh general and limited common elements of the Condominium.

BEING the same property conveyed to Daniel Y. C. Mao, unmarried, also known as Daniel Yu-chih Mao by deed from Marlon D. Woodson, unmarried of record in Book 9731, page 519, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 189, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4710, page 901 and Book 4798, page 813, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Daniel Y.C. Mao by Emily Shacklett 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: 4505 Harding Road, Unit 34-W, Nashville, TN 37205

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 23rd day of May, 2000.

Daniel Y.C. Mao, By Emily Shacklett Attorney in Fact

Daniel Y.C. Mao, By Emily Shacklett, Atty-In-Fact

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 71,500.00

Affiant

Sworn and subscribed before me on the 23rd day of May, 2000.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires SEPT. 23, 2000

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 **Emily Shacklett**, 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 **Daniel Y.C. Mao**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the23rd day of May, 2000.

Notary Public

My Commission Expires:

My Commission Expires 7/23/2001

EXHIBIT "A"
To
WARRANTY DEED

FROM: Daniel Y.C. Mao

TO: Elizabeth Amanda Chappell

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(s) thereon shown.

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

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies 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 a principal's death, disability, or incapacity.

Further the Affiant Saieth not.

Emily Shacklett, Affiant

Sworn to and subscribed before me this

23rd day of May, 2000.

Notary Public

My Commission Expires:

My Commission Expires 7/23/2001