Realty Title 48-A
03

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 07/16/01 12:37 2pgs
Fees:13.00 Taxes:518.00
20010716-0075194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Martin T. Poe
Affiant

Subscribed and sworn to before me, this 11th day of July, 2001.

Diana K. Mann
Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Martin T. Poe, Jr. 2503 Westwood Avenue Nashville TN 37212	Martin T. Poe, Jr. 2503 Westwood Ave. Nashville, TN 37212	104-15-O 388.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ming-Mei Chan and Jen-Hao Chan and Ya-Ting Chan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Martin T. Poe, Jr. and wife, Nancy N. Poe, hereinafter called the Grantees, their successors 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 the east 20 feet of Lot No. 59 and the west 43 feet of Lot No. 58 on the Map of Belair, of record in Book 332, Page 6, Register's Office for said County.

Said parts of Lots 58 and 59 adjoin and front together 63 feet on the south side of Westwood Avenue and run back between parallel lines, 192 feet to a dead line.

Being the same property conveyed to Ming-Mei Chan and Jen-Hao Chan and Ya-Ting Chan by deed from Mary Glyndon Riggins, Executrix of Estate of Henry Thurston Tibbs, of record in Book 7988, Page 77, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2503 Westwood Avenue, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of July, 2001.

Ming-Mei Chan
Ming-Mei Chan

Jen-Hao Chan
Jen-Hao Chan

Ya-Ting Chan
Ya-Ting Chan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ming-Mei Chan and and Jen-Hao Chan and Ya-Ting Chan, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 11th day of July, 2001.

Notary Public

My Commission expires 03/14/05

