PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42878
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/26/01 14:34 3pgs
Fees:18.00 Taxes:592.00
20010926-0104303

H-0751

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lara C. Stevison 1912 Sweetbriar Avenue Nashville, TN 37212	Bank of America 6200 Gateway Cypress, CA 90630-6013

TAX MAP-PARCEL NUMBERS: 104-16-411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 160,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dennis K. Chang, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lara C. Stevison,** 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:**

Land in Davidson County, Tennessee, being Lot No. 2B on the Plan of Zone Lot Division of Lot 2 of a Subdivision of the Knox Property of record in Plat Book 6050, Page 121, and amended in Book 6250, Page 714, Register's Office for said County.

Said Lot No. 2B fronts 35.50 feet on the northerly margin of Sweetbriar Avenue and extends back between parallel lines 170.00 feet to an alley.

Being the same property conveyed to Dennis K. Chang, unmarried by deed from Bassam K. Kharma and spouse, Violet N. Kharma of record in Book 10351, Page 308, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The above described conveyance is subject to; Taxes for the year 2001 and subsequent years; Restrictions of record in Plat Book 6250, Page 714, said Register's Office; The Plan of record in Plat Book 6050, Page 121 as amended in Plat Book 6250, Page 714, said Register's Office, shows an owner's certificate, a 30 foot minimum setback line from Sweetbriar Avenue and an 11 foot minimum building setback line from the easterly line and a 20 foot minimum building setback line from the rear line of said lot.

This instrument is executed on behalf of Dennis K. Chang by Cecelia Meng 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: 1912 Sweetbriar 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 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 14th day of September, 2001.

Dennis K. Chang by Cecilia Meng

Dennis K. Chang, By: Cecelia Meng, Atty-In-Fact Atty 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 **Cecelia Meng**, 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 **Dennis K. Chang**, 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 the 14th day of September, 2001.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 160,000.00

Affiant

Sworn and subscribed before me on the 14th day of September, 2001.

Notary Public

My Commission Expires: 1/24/05

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: Dennis K. Chang

TO: Lara C. Stevison

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.

Cecelia Meng, Affiant

Sworn to and subscribed before me this

14th day of September, 2001.

Notary Public

My Commission Expires:

GWENDOLYN EVERETTS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission
Expires 7/26/2003

Wldoc: PAS Exhib WD—9/91