RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40872 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 05/14/02 15:08 2pgs
Fees:13.00 Taxes:185.00
20020514-0059374

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of May, 2002

Notary Public

MY COMMISSION EXPIRES: 12/28/2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Chen	S A M E	82-8-310
309 Logans Circle		
Franklin, TN, 37067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Grand Capital Investments, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sydney 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:

BEING Lot No. 5 and the westerly 10.0 feet of Lot No. 6 of Block "D" on the Plan of Eastwood Addition of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 and the westerly part of Lot No. 6 front together 60.0 feet on the southerly side of Chicamauga Avenue and run back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Grand Capital Investments, LLC by Warranty Deed from Charles Gunselman and wife, Teresa Gunselman, of record in Instrument No.: 20010719-0076388, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 908 Chicamauga Avenue, Nashville, TN 37206

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 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/our hand(s) this 9th day of May, 2002

Grand Capital Investments, LLC

BY: _____
Tom Horesh
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Tom Horesh with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the Chief Manager of the Grand Capital Investments, LLC the within named bargainor, and corporation, and that as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Tom Horesh as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 9th day of May, 2002.

Notary Public

My Commission Expires:
9/28/2002

