PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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5200 Maryland Way
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W & I Ref: GJ Title No: 43584

Dav. Co. File: Box 8

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James E. Monroe M. Nicole T. Monroe 808 Millbrook Circle Nashville, Tennessee 37221	1st Trust Bank 6525 Quail Hollow Suite 300 Memphis TN 38120

TAX MAP-PARCEL NUMBERS: 155-15-A-21.00

Davidson County DEEDWARR
Recvd: 06/20/02 16:18 3pgs
Fees:18.00 Taxes:696.53

20020620-0074854

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$188,250.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wing Chuck Wong and spouse, Fung Yau Chui**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Monroe and spouse, M. Nicole T. Monroe** 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. 121 on the Plan of Stonemeade Section II of record in Book 7900, page 525, Register's Office for said County.

Said Lot No. 121 fronts 43.36 feet on the northerly margin of Millbrook Circle and extends back 114.02 feet on the westerly line and 113.57 feet on the southeasterly line to a broken line in the rear, measuring 140.45 feet thereon.

Being the same property conveyed to Wing Chuck Wong and wife, Fung Yau Chui by Quitclaim Deed from Tak-Chi Wong, unmarried of record in Book 9243, page 907, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 525, said Register's Office, which Plan shows a 30 foot minimum building setback line from Millbrook Circle, together with additional setback designations, and 15 foot easement for public utility and drainage purposes along the front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, Book 8349, page 43, Book 8517, page 992, Book 8810, page 840, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Wing Chuck Wong and spouse, Fung Yau Chui by Tak-Chi Wong as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 808 Millbrook Circle, Nashville, Tennessee 37221

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 17 day of June, 2002.

黃永澤 by Tak-Chi Wong, atty-in-fact 崔鳳娣 by Tak-Chi Wong, Atty-in-fact

Wing Chuck Wong By: Tak-Chi Wong, Atty-in-Fact **Fung Yau Chui By: Tak-Chi Wong, Atty-in-Fact**

State of ILLINOIS
County of COOK

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $188,250.00

Affiant

Sworn and subscribed before me this 18th day of June, 2002

Notary Public

My Commission Expires: 7/28/2005

"OFFICIAL SEAL"
LUAN T. LAM
Notary Public, State of Illinois
My Commission Expires 7/28/2005

State of Illinois
County of Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Tak-Chi Wong** 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 **Wing Chuck Wong and spouse, Fung Yau Chui**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at ~~Nashville, Tennessee~~ Chicago, Ill, this 17 day of June, 2002

"OFFICIAL SEAL"
LUAN T. LAM
Notary Public, State of Illinois
My Commission Expires 7/28/2005

Luan T Lam
Notary Public

My Commission Expires: 7/28/2005

EXHIBIT "A"
To
Warranty Deed

FROM: Wing Chuck Wong and spouse, Fung Yau Chui

TO: James E. Monroe and spouse, M. Nicole T. Monroe

State of Illinois
County of Cook

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this 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 Saith not.

Tak-Chi Wong, Affiant

Sworn to and subscribed before me this
17 day of June, 2002

Luan T Lam
Notary Public

My Commission Expires: 7/28/2005

"OFFICIAL SEAL"
LUAN T. LAM
Notary Public, State of Illinois
My Commission Expires 7/28/2005