22-1-600

E.LO

Davidson County DEEDWARR
Recvd: 08/07/02 09:54 2pgs
Fees:13.00 Taxes:525.40
20020807-0094881

PREPARED BY: a Return to:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **July, 2002** by and between **Kar-Wing Chan and wife, Elizabeth Chan** , herein after referred to as GRANTOR, and **Kenneth Reaves and wife, Laura S. Reaves** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 31 on the Plan of Harpeth Park, Section III, of record in Plat Book 4175, page 14, Register's Office for said County.

Said Lot No. 31 fronts 90 feet on the northerly margin of Regency Drive and extends back 176.55 feet on the easterly line, and 176.39 feet on the westerly line, to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Kar-Wing Chan and wife, Elizabeth Chan by Warranty Deed from John S. Ross and wife, Katherine M. Ross, dated October 29, 1999, of record in Book 11731, page 887, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 8023 Regency Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kar-Wing Chan
Kar-Wing Chan
Signature of Seller

Elizabeth Chan
Elizabeth Chan
Signature of Seller

By: Kar-Wing Chan POA
Attorney-in-Fact

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State Kar-Wing Chan the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **Davidson** County, this **31st** day of **July, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this **31st** day of **July, 2002** before me personally appeared KAR-WING CHAN, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ELIZABETH CHAN, and acknowledged that he/she executed the same as the free act and deed of said ELIZABETH CHAN

Witness my hand, at office, this **31st** day of **July, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
Kenneth Reaves and Laura S. Reaves
8023 Regency Drive, Nashville, Tennessee 37221

Send Tax Statements to:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400, FRANKLIN, TN 37067

Map and parcel 128-14-109

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$142,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **July, 2002.**

Notary Public

My Commission Expires: 11-26-05

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-600

OF TENNESSEE