Davidson County DEEDWARR
Recvd: 08/07/02 10:05 2pgs
Fees:13.00 Taxes:129.50

20020807-0094926

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
FILE NO. 41120 FILE BOX "7"

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SYDNEY CHEN 309 Logans Circle Franklin, Tennessee 37067	SAME	94-2-20 23W 1635

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, **UNION PLANTERS MORTGAGE, INC., F/K/A as UNION PLANTERS PMAC, INC.**

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

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT.

LAND in Davidson County, Tennessee, being Lot No. 268 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 67, Page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 268 fronts 50 feet on the northerly side of East Side Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Union Planters PMAC, Inc., by deed from Lowe & Baron Attorneys, P.C., Substitute Trustee, of record in Instrument Number 20010625-0066677, Register's Office for Davidson County, Tennessee.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representations or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Unimproved ( )
This is improved (X) property known as **1615 Eastside Drive, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the same 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.

WITNESS ITS HAND THIS 2nd DAY OF AUGUST, 2002.

UNION PLANTERS MORTGAGE, INC., F/K/A AS UNION PLANTERS PMAC, INC.

By: _____

UNION PLANTERS MORTGAGE INC CORPORATE SEAL MISSISSIPPI

STATE OF MISSISSIPPI)
COUNTY OF FORREST)

Personally appeared before me, the undersigned authority in and for the said County and State, on this 2nd day of August, 2002, within my jurisdiction, the within named Morgan McCarty who acknowledges that he/~~she~~ is CEO of Union Planters Mortgage, Inc., formerly known as Union Planters PMAC, Inc., a Mississippi Corporation, and that for and on behalf of Union Planters Mortgage, Inc., and as its act and deed in its said representative capacity he/~~she~~ executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

BARBARA A. LEE, LAMAR COUNTY, MS NOTARY PUBLIC

_____
Notary Public, State of Mississippi
Notary's Commission expires:

MY COMMISSION EXPIRES DEC. 9, 2003