Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2002.

Notary Public
My commission expires: [redacted] 11 2004

Davidson County DEEDWARR
Recvd: 08/29/02 14:13 2pgs
Fees:13.00 Taxes:407.00

20020829-0104817

Address of New Owner:	Send Tax Bills to:	Tax Information
Shao Chai Chen	SAME	162-05-0
5404 Eulala Drive		119.00
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marvin H. Gilbert and wife, Carolyn Ruth Gilbert, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shao Chai Chen, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Hickory Valley Subdivision, Section II, of record in Book 4469, Page 847, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Marvin H. Gilbert and wife, Carolyn Ruth Gilbert by deed from Randall Phillips Builders, Inc., dated November 9, 1971, recorded in Book 4552, Page 276, Register's Office for said County.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5404 Eulala Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of July, 2002.

Marvin H. Gilbert

Carolyn Ruth Gilbert

Carolyn Ruth Gilbert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marvin H. Gilbert and Carolyn Ruth Gilbert, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of July, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

