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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994<br><br>Davidson County DEEDWARR<br>Recvd: 08/30/02 07:44 2pgs<br>Fees:13.00 Taxes:899.10<br>20020830-0105022 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $243,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 26th day of August, 2002.<br><br>Notary Public<br><br>My Commission Expires: |

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| Address New Owner As Follows:<br>Anton Chen<br>4801 Wyoming Avenue<br>Nashville, TN 37209 | Send Tax Bills To:<br>SunTrust Bank<br>P.O. Box 57028<br>Irvine, CA 92619-7028 | Map-Parcel Number:<br>103-3-182 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODNEY A. STONE AND WIFE, CARRIE STONE,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ANTON CHEN, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Block No. 6 on the Map of a part of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the southerly side of Wyoming Avenue, formerly 6th Avenue, and runs back between parallel lines, with the westerly margin of 48th Avenue North, formerly 7th Street, 160 feet to an alley.

Being the same property conveyed to Rodney A. Stone and wife, Carrie Stone by deed from Sheron H. Thomas and Karen Sue Hulan, of record in Book 11762, page 808, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 4801 Wyoming Avenue, Nashville, TN 37209.

**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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 26th day of August, 2002.

Rodney A. Stone

Carrie Stone

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RODNEY A. STONE AND CARRIE STONE**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 26th day of August, 2002.

Notary Public

My Commission Expires: 10/25/03