02

Realty 12 A

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 $400,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2002.

Notary Public
My commission expires: 05/28/06

JAY H. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Min S. Chang	Bank of America, N.A.	145-11-O
5058 Villa Crest Drive	9000 Southside Blvd.	004.00
Nashville TN 37220	Jacksonville, FL 32256	

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, Ronald C. Shank and wife, Gwendolyn W. Shank, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Min S. Chang and wife, Mary Ellen Dees, 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. 19 on the plan of Villa Estates, of record in Plat Book 3600, Page 66; amended in Book 4081, Page 929, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald C. Shank and wife, Gwendolyn W. Shank, by deed from Jeremy Scott Garrett and spouse, Alyson Ruth Garrett, of record in Book 9719, page 758, Register's Office for Davidson County, TN.

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 5058 Villa Crest Drive, Nashville, TN 37220.

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 29th day of August, 2002.

Ronald C. Shank

Gwendolyn W. Shank
by Ronald C. Shank
Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/10/02 15:34 2pgs
Fees:13.00 Taxes:1480.00

20020910-0109987

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald C. Shank, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 29th day of August, 2002.

Notary Public

My Commission expires 05/28/06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald C. Shank, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Gwendolyn W. Shank and that he is authorized by her to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 29th day of August, 2002.

Notary Public

My Commission expires 05/28/06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006