RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
FILE NO. 41224 FILE BOX "7"

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF SEPTEMBER, 2002

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

SPECIAL WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 and JENNY CHEN 309 Logans Circle Franklin, TN 37067	S A M E	82-3-454

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 BANK, N.A.**

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

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

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Sharpe and Crutcher's Addition to East Nashville, of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Union Planters Bank, N.A., by Successor Trustee's Special Warranty Deed from Charles B. Reasor, III, Successor Trustee, of record in Instrument Number 20020911-0110315, Register's Office for Davidson County, Tennessee.

AND THE GRANTOR, DOES HEREBY COVENANT 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.

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.

RE-RECORD

Davidson County DEEDWARR
Recvd: 09/27/02 08:26 2pgs
Fees:12.00 Taxes:0.00
20020927-0117691

Davidson County DEEDWARR
Recvd: 09/18/02 12:03 2pgs
Fees:13.00 Taxes:166.50
[redacted]
20020918-0113853

WITNESS ITS HAND THIS 12th **DAY OF SEPTEMBER, 2002.**

UNION PLANTERS BANK, N.A.

By: _____

UNION PLANTERS BANK, NATIONAL ASSOCIATION CORPORATE SEAL 1869

STATE OF MISSISSIPPI)
COUNTY OF FORREST)

Personally appeared before me, the undersigned authority in and for the said County and State, on this 12TH **day of September, sdiction, the within named** Morgan McCarty **who acknowledges that he/she is** CEO **of UNION PLANTERS BANK, N.A., AND THAT FOR AND ON BEHALF OF UNION PLANTERS BANK, N.A., 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.**

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

MY COMMISSION EXPIRES DEC. 9, 2003

BARBARA A. LEE, LAMAR COUNTY, MS NOTARY PUBLIC