Davidson County DEEDWARR
Recvd: 10/25/02 14:37 2pgs
Fees:13.00 Taxes:74.00
20021025-0131076

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41355

WARRANTY DEED

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of October, 2002

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Chen	First State Bank	82-5-74
1710 4th Avenue North	300 Northcreek Blvd.	
Nashville, TN, 37208	Goodlettsville, TN 37072	

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, I/WE,

Estate of Lewis J. Lawrence, Sr. AKA Lewis J. Laurence

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 COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 32 on the Plan of Lots laid off by D. T. McGavock and recorded in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the east side of Fourth Avenue North and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Lewis J. Laurence and wife, Katherine D. Laurence by Installment Deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 4509, Page 321, Register's Office of Davidson County, Tennessee. The said Lewis J. Laurence and Katherine D. Laurence having since died. Katherine D. Laurence pre-deceased Lewis J. Laurence; the Estate of Lewis J. Laurence, Sr. was authorized to sell the subject property by court order in Case No. 00P-1061, 7th Circuit Court of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1710 4th Avenue North, Nashville, TN 37208

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 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 23rd day of October, 2002

Estate of Lewis J. Lawrence, Sr.

BY:

Lewis James Laurence, Jr., Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Lewis James Laurence, Jr., Administrator of the Estate of Lewis J. Lawrence, Sr., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2002

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2003