WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/03 14:02 3pgs
Fees:18.00 Taxes:203.50

20030225-0024951

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF February, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sidney Chen	Premier Bank of Brentwood	MAP 059-00
(NAME)	(NAME)	
4946 Buena Vista Pike	5217 Maryland Way	PARCEL 050
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Phillip Edward Arrington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sidney Chen

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:

Land in Davidson County, Tennessee, being in the 13th Civil Disrict of Davidson County, Tennessee, as follows:

Beginning at a point of the easterly margin of Buena Vista Pike 420 feet northerly from the corner of the Laura Fisher tract; thence with the easterly margin of said pike 410.2 feet to a point; thence at right angles to said pike North 64 degrees 45 minutes East some 113+ feet to the corner of Whites Creek; thence down said creek South 44 degrees East some 432 feet more or less to a point in the center of said creek; thence South 68 degrees 20 minutes West some 167 feet to the point of beginning, containing some 1.2 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM:

BEGINNING at the point of intersection of the existing east margin of Buena Vista Pike and the south boundary of the Charles Saad, et ux property; thence with said boundary north 65 degrees 26 minutes 32 seconds east 106.16 feet to a point; thence with the west boundary of the West GreenLand Partners property (1) south 16 degrees 31 minutes 19 seconds east 171.52 feet, (2) south 40 degrees 16 minutes 19 seconds east 123.86 feet to a point; thence with the proposed south margin of State Route 155 south 88 degrees 09 minutes 29 seconds west 126.12 feet to a point; thence with said existing margin northerly 242 feet, more or less to the point of beginning and containing 0.57 acres, more or less.

The above described property is hereby conveyed in fee simple, and all right of ingress and egress to, from and across the same and to an from abutting land is hereby conveyed, and the lien for property taxes against the same is

CONTINUED

unimproved ( )
This is improved (X) property, known as 4946 Buena Vista Pike, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 21st day of February, 2003

Phillip Edward Arrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Edward Arrington

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 21st day of February, 2003.

Commission expires 10-25-03

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, My Commission Expires OCT. 25, 2003 a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

to be removed as provided for in Section 67-5-203 Tennessee Code Annotated.

BEING the same property conveyed to Elizabeth M. Arrington by Quitclaim Deed from Wiliam J. Faimon, Trustee of record in Book 4932, page 669, Register's Office for Davidson County, TN. The said Elizabeth M. Arrington having since died testate on November 26, 1991, a resident of Davidson County, Tennessee. Pursuant to The Last Will and Testament of Elizabeth M. Arrington, Will Book 454, Page 222, Probate Court, Davidson County, Tennesssee, the herein described property was devised to Linda G. Dunlap, Trustee, for the use and benefit of Phillip Edward Arrington. The attainment of age 30 by Phillip Edward Arrington, terminated said Trust. Title now vest in Phillip Edward Arrington, being the devisee under said Will, and sole heir at law of Elizabeth M. Arrington, deceased.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.