File #2044-2

Davidson County DEEDQC
Recvd: 03/26/03 09:42 2pgs
Fees:12.00 Taxes:0.00
20030326-0039552

BOX #14A
MAP 155-16-0-A
PARCEL 083.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this the 14th day of February, 2003.

My Commission Expires: MY COMMISSION EXPIRES MARCH 26, 2005

Notary Public

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, ATTORNEY AT LAW
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Steven Paul Chen	"NEW OWNER"
(Name)	(Name)
4805 Traceway Drive	
(Street Address)	(Street Address)
Nashville, TN 37221	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lee Lin Chen, an unmarried woman**, hereinafter called the **"Grantor"**, do hereby quitclaim all of my right, title and interest to **Steven Paul Chen, an unmarried man**, hereinafter called the **"Grantee"**, his heirs and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 153 on the Plan of Traceside, Section Three, as of record in Book 9700, Page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Steven Paul Chen, an unmarried man, and Lee Lin Chen, an unmarried woman, by Warranty Deed dated July 31, 2002, from Beverly A. Coleman, an unmarried woman, of record in Instrument No. 20020806-0094714, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES TO THIS TRANSACTION. THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS IN THE PREVIOUS DEED.

This is improved property, known as 4805 Traceway Drive, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 5th day of March, 2003.

Lee Lin Chen

STATE OF NC)
COUNTY OF Wake)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Lee Lin Chen**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Bank of America, Raleigh, North Carolina, on this the 5th day of March, 2003.

My Commission Expires: My Commission Expires August 1, 2007

Notary Public

C:\KG\CHEN.QCD