PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: ST Title No: 44456

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/07/03 09:05 3pgs
Fees:18.00 Taxes:316.35
20030507-0060679

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Candice D. Griffith<br>3608 Lookout Drive<br>Nashville, Tennessee 37215 | SunTrust Mortgage, Inc.<br>201 Fourth Ave. N/7th Floor<br>Nashville, Tennessee 37219 |

**TAX MAP-PARCEL NUMBERS:** 104-01-007

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$85,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shya Ling Hu**, married, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Candice D. Griffith** hereinafter called the **Grantee,** Grantee's 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. 58 on the Plan of Second Revised Valley View Subdivision of record in Book 2331, Page 113 Register's Office for said County.

Said Lot No. 58 fronts 50 feet on the northerly margin of Lookout Drive and extends back between parallel lines 124 feet to a dead line in the rear.

Being the same property conveyed to Shya Ling Hu by deed from William Frank Bruce and wife, Judith M. Bruce of record in Book 5568, Page 903, Register's Office for Davidson County, Tennessee.

Shu-Yin Hu, spouse of Shya Ling Hu, joins in conveying any interest she might have in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 113, said Register's Office, which Plan shows a 25 foot minimum building setback line from Lookout Drive and a 10 foot easement for public utility purposes along the rear line(s); Restrictions of record in Book 2446, page 146, Book 2487, page 19, said Register's Office.

This instrument is executed on behalf of Shya Ling Hu and Shu-Yin Hu by Sidney Ryan Shiao as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

**This is improved property, known as: 3808 Lookout Drive, Nashville, Tennessee 37209**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29th day of April, 2003 .

**Shya Ling Hu By:Sidney Ryan Shiao, Atty-in-Fact**

**Shu-Yin Hu By:Sidney Ryan Shiao, Atty-in-Fact**

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 , **Sidney Ryan Shiao,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Shya Ling Hu and Shu-Yin Hu** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2003

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

My Commission Expires 7/26/2003

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $85,500.00

Affiant

Sworn and subscribed before me this 29th day of April, 2003

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE

My Commission Expires 7/26/2003

# EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: Shya Ling Hu**

**TO: Candice D. Griffith**

State of Tennessee
County of Davidson

## AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

**Sidney Ryan Shiao, Affiant**

Sworn to and subscribed before me this

29th day of April, 2003

Notary Public

My Commission Expires:

My Commission
Expires 7/28/2003