Davidson County DEEDWARR
Recvd: 07/17/03 15:40 2pgs
Fees:13.00 Taxes:332.63
20030717-0100744

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WARRANTY DEED

This Indenture made this **16th** day of **July, 2003** between **Sarah Chen and Tahir Chen,** ,GRANTOR, and **Christopher St. Croix** , as GRANTEEs

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Stardust Acres of record in Plat Book 1424, Page 92, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sarah Chen and Tahir Chen by Warranty Deed from Martha DeLozier and Vickie Meriwether of record in Book 11766, Page 809, and recorded on December 3, 1999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters appearing on the Plan of record in Plat Book 1424, Page 92; Restrictive covenants of record in Book 1682, Page 1; Conveyance of Water Mains of record in Book 1710, Page 98; Sanitary Sewers and/or Storm Drainage of record in Book 4116, Page 648; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **16th** day of **July, 2003.**

Sarah C Chen by Jeffrey L Haught as atty in fact
Sarah Chen

Tahir B Chen by Jeffrey L Haught as atty in fact
Tahir Chen

County of Davidson

State of Tennessee

On the 16th day of July, 2003, before me personally appeared JEFFREY L. HAUPT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TAHIR CHEN and SARAH CHEN, as his/her attorney in fact and acknowledged that JEFFREY L. HAUPT executed the same as the free act and deed of the said TAHIR CHEN and SARAH CHEN. Said Power of Attorney being recorded in Book ____, page _____, Register's Office for said County and State.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

AUBORN L. HAGER, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

* 20030717-0100743
20030717-0100742

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $89900

_____

Affiant

Subscribed and sworn before me this 16th day of July, 2003.

_____

NOTARY PUBLIC

AUBORN L. HAGER, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Christopher St. Croix
1327 Mercury Drive
Nashville, Tennessee 37217

Send Tax Bills to:
America's Wholesale Lender
750 Old Hickory Blvd, #180
Brentwood, TN 37027

Map & Parcel Number:

120-2/175