Davidson County DEEDQC
Recvd: 02/02/04 12:56 2pgs
Fees:12.00 Taxes:0.00

20040202-0012436

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42667 FILE BOX "7"

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-24-2004

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NO.
SYDNEY CHEN	**S A M E**	**133-01-128**
309 Logans Cr.		**6DA 37418**
Franklin, TN 37067		**133-01-129**
		6DA 37417

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, **MOSAIC PROPERTIES, also known as MOSAIC PROPERTIES, INC.**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **SYDNEY 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 Lot No. 92 and the west one-half of Lot No. 93 on the Map of Patterson's Subdivision of Maplehill, of record in Book 332, page 75, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the south side of Patterson Street and run back between lines, 159 feet 10 inches, more or less, to an alley on which they measure 75 feet.

Being the same property conveyed to Mosaic Properties by deed from Martha E. Koudelka, Unmarried, of record in Instrument Number 20040106-0001542, Register's Office for Davidson County, Tennessee, said conveyance having inadvertently omitted "Inc." in the original recording, said Grantor herein being the proper corporate entity.

Unimproved ( )
This is improved (X) property known as **413 Patterson Street, Nashville, Tennessee 37211**

WITNESS its hands this 29th day of January, 2004.

MOSAIC PROPERTIES, INC.

By: _____
SYDNEY CHEN, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared SYDNEY CHEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the MOSAIC PROPERTIES, INC., a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of January, 2004.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 7-24-2004

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2004