Davidson County DEEDWARR
Recvd: 04/14/04 14:10 2pgs
Fees:13.00 Taxes:825.10

20040414-0042120

BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#16976-1

The actual consideration or value, whichever is greater, for this transfer is **$223,000.00.**

4-12-04

James W. Ekiss, Jr.
Affiant

Subscribed and sworn to before me, this the 12th day of April, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: MORTGAGEE:	Map-Parcel Numbers
James W. Ekiss, Jr.	**America's Wholesale Lender**	**MAP 131-03-0-G, PARCEL 010.00co**
119 Westover Park Court	**P. O. Box 660694**	
Nashville, TN 37215	**Dallas, TX 75266-0694**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Li-Wei Chen, an unmarried man

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

James W. Ekiss, Jr., and Gretchen Grissom, both unmarried, as tenants in common with rights of survivorship

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. J-5 of the Westover Plantation Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Westover Plantation Condominiums, of record in Book 6380, Page 833, and as amended in Book 6549, Page 344, and in Book 8622, Page 194, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6380, Page 864, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Westover Plantation Condominiums as shown on the Exhibit to the Master Deed, of record in Book 6380, Page 833, and as amended in Book 6549, Page 344, and in Book 8622, Page 194, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Li-Wei Chen, an unmarried person, by Warranty Deed from Bonnie Y. I. Chen, an unmarried person, dated December 21st, 1998, of record in Book 11266, Page 291, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westover Plantation Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

*20040414-0042119

This instrument is being executed in behalf of Li-Wei Chen, pursuant to a Power of Attorney executed by same on the 5th day of January, 2004, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is improved (__XX__) Unimproved (_____) property, known as **119 Westover Park Court, Nashville, TN 37215**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this 12th day of April, 2004.

Li-Wei Chen

Li-Wei Chen

By: Bonnie Chen Lindahl, Attorney-In-Fact

by Bonnie Chen Lindahl
Attorney in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the **12th** day of **April, 2004,** before me personally appeared **Bonnie Chen Lindahl,** 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 **Li-Wei Chen,** as his attorney in fact, and acknowledged that **Bonnie Chen Lindahl** executed the same as the free act and deed of the said **Li-Wei Chen.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.