File #200450147

Davidson County DEEDWARR
Recvd: 05/13/04 10:51 2pgs
Fees:13.00 Taxes:203.50
20040513-0055833

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Wu	Keith Wu	Map 107-14-A
(NAME)	(NAME)	
1302 Massman Drive	5233 Whispering Valley Drive	Parcel 017.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RUTHENE F. SWAIN, MARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **KEITH WU, AN UNMARRIED MAN**, hereinafter called the GRANTEE, his 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 all of Unit No. 17, on the Plan of Copperfield Terrace, as shown by plat appearing of record in Plat Book 6250, Page 50, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Ruthene F. Swain by Warranty Deed dated June 11, 1999 of record in Book 11526, Page 820, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: By-Laws of record in Book 6326, Page 828; Master Deed of record in Book 6326, Page 790; Charter of Copperfield Terrace Homeowners' Association of record in Book 7872, Page 33; Storm Water Detention Agreement by and between Jack Drive & Son, Inc. and the Metropolitan Government of Nashville and Davidson County of record in Book 6161, Page 752; all matters shown on plat of record in Plat Book 6250, Page 50; and any and all matters of record, all in the Register's Office for Rutherford County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Unimproved ( )
This is improved (X) property, known as 1302 Massman Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, hers heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 10th day of May, 2004.

Ruthene F. Swain

Ruthene F. Swain

Wm. Horace Swain

William Horace Swain

STATE OF Tennessee

COUNTY OF Davidson

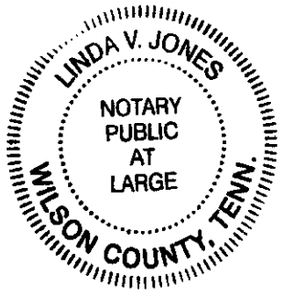
Before me, the undersigned Notary Public, personally appeared Ruthene F. Swain, and William Horace Swain who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of May, 2004.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05



(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076