RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP42934

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/04 13:12 2pgs
Fees:13.00 Taxes:1035.63
20040521-0060031

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 2004
Notary Public
MY COMMISSION EXPIRES: 7/29/2006
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney S. Chen (NAME)	Americas Wholesale Lender (NAME)	MAP 104-7
309 LOGANS CIRCLE (ADDRESS)	750 Old Hickory Blvd, #180 (ADDRESS)	PARCEL 81
FRANKLIN TN 37067 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Laura Louise Irvin, unmarried

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

Being Lot No. 1 of Block No. 1 on the Map of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 1 fronts 80 feet on the northerly side of Blakemore Avenue and runs back between parallel lines, with the westerly margin of Natchez Trace or 28th Avenue South, 140.43 feet to an alley.

Being the same property conveyed to Jordan William Irvin and wife, Laura Louise Irvin by deed from Wm. Robert Haffner and wife, Frances Lucille Haffner of record in Book 1679, page 399, Register's Office for Davidson County, TN. The said Jordan William Irvin having since died and the property vested in Lauri Louise Irvin by estate by the entireties.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 547, pages 137 & 138, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2800 Blakemore Avenue, Nashville, TN 37212
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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 hand this 7th day of May 2004

Laura Louise Irvin by Linda Irvin Cantrell, Attorney In Fact
Laura Louise Irvin by Jordan W. Irvin, Jr. Attorney In Fact
Laura Louise Irvin
by Linda I. Cantrell and Jordan W. Irvin, Jr. by Power of Attorney of record in Instrument No. 20030709-0094885, Register's Office for Davidon County, TN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 7, 2004, before me personally appeared Linda I. Cantrell and Jordan W. Irvin, Jr. to me known to be the person who executed the foregoing instrument in behalf of Laura Louise Irvin and acknowledged that they executed same as the free act and deed of said Laura Louise Irvin for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 2004.

My Commission Expires:
5/29/05

Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY