RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 File Box "7"
SP43129

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/04 09:28 2pgs
Fees:13.00 Taxes:218.30
20040708-0081089

STATE OF TENNESSE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Janet McAllister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Chen	**SAME**	133-1-234
(NAME)	(NAME)	
309 Logans Circle		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(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, Eva Basford, Executrix of the Estate of Steve R.H. Bottoms, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sydney Chen, unmarried, 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. 267 on the on Map of Sunrise Heights of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the northerly side of Raymond Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Steve R. H. Bottoms and wife, Gladys J. Bottoms, from R. L. Redford and wife, Carrie B. Redford, by deed dated October 1, 1952 of record in Book 2097, Page 68, Register's Office for Davidson County, Tennessee. The said Gladys J. Bottoms having since died in 1981. The said Steve R. H. Bottoms having since died on August 6, 2002 and by his Last Will and Testament appointed Eva Jean Hudson, now known as Eva Basford, as Executrix of the Estate of Steve Russell Heinman Bottoms, deceased. Affidavit of Heirship 20040703-0081088

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 516 Raymond St., Nashville, TN 37211

(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 25th day of June, 2004.

Eva Basford as Executrix of the Estate of Steve Russell Heinman Bottoms

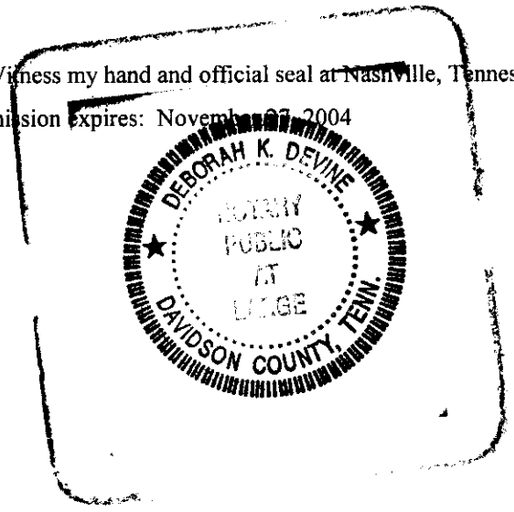
STATE OF TENNESSE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eva Basford as Executrix of the Estate of Steve Russell Heinman Bottoms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public