Davidson County DEEDWARR
Recvd: 08/16/04 14:34 2pgs
Fees:13.00 Taxes:821.40
20040816-0098888

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 43195

55B

WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 28th DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/9/05

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
ELENA L. JIANG **7449 Sawyer Brown Road** **Nashville, TN 37209**	IndyMAC Bank 155 N. Lake Ave. Pasadena, CA 91101	**114-7-7** **8D 65469**

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 **We, MACARIOS LACAP and wife, REMEDIOS LACAP**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELENA L. JIANG and XUE SONG 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 7 of the Plan of Oakhaven Subdivision, Section 2, of record in Plat Book 9700, page 365, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Macarios Lacap and wife, Remedios Lacap by deed from C & C Development and Construction Co., Inc., of record in Instrument Number 20010108-0002302, Register's Office for Davidson County, Tennessee.

This is Improved property known as **7449 Sawyer Brown Road, Nashville, Tennessee 37209**

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 our hands this 7-28 **day of July, 2004.**

Macarios Lacap
MACARIOS LACAP

Remedios Lacap /by Macarios Lacap atty in fact
REMEDIOS LACAP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MACARIOS LACAP, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 28th day of July, 2004, before me personally appeared MACARIOS LACAP, to me known to be the person who executed the foregoing instrument in behalf of REMEDIOS LACAP, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said REMEDIOS LACAP, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006