File #200430177

Davidson County DEEDWARR
Recvd: 08/20/04 11:24 2pgs
Fees:13.00 Taxes:444.00

20040820-0100835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/4/08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ling Chan and wife, Ching Lam	OWNER	Map: 149-11-A-88
(NAME) 1328 Rice Hill Circle	(NAME)	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **RONALD D. STRAWN AND WIFE, DEBORAH ANN STRAWN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LING CHAN AND WIFE, CHING LAM**, 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 all of Lot No. 88, on the Plan of Phase 3, Rice Hill, as shown by plat appearing of record in Plat Book 6900, Page 292, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ronald D. Strawn and Deborah Ann Deems, both unmarried by Warranty Deed dated July 13, 1990 of record in Book 8167, Page 608, abs re-recorded in Book 8234, Page 205, and being further conveyed to Ronald D. Strawn and wife, Deborah Ann Strawn by Quitclaim Deed dated September 24, 1993 of record in Book 9118, Page 568, Register's Office for Davidson County, Tennessee. The said Deborah Ann Deems and the said Deborah Ann Strawn are one and the same person.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6812, Page 48; By-Laws of record in Book 6812, Page 55; Charter of Rice Hill of record in Book 6824, Page 986; all matters shown on plat of record in Plat Book 6900, Page 292; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1328 Rice Hill Circle, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 16th day of August, 2004.

Ronald D. Strawn

Deborah Ann Strawn

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Rutherford Cnty

Before me, the undersigned Notary Public, personally appeared Ronald D. Strawn and wife, Deborah Ann Strawn 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 16th day of August, 2004.

Carol M Holmes

Notary Public

My Commission Expires: 6-22-08



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167