Davidson County DEEDWARR
Recvd: 08/31/04 14:30 2pgs
Fees:13.00 Taxes:255.30

20040831-0105325

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000746

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by SAVIEN CHHAY, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JAMES ROBERTS, has bargained and sold, and by these presents do transfer and convey unto the said SAVIEN CHHAY, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being the southerly 38 feet of Lot No. 6 and the northerly 30 feet of Lot No. 8 of Aldrich Bros., a Myers Subdivision, of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said portions of said Lot No. 6 and Lot No. 8 from 68 feet on the westerly margin of Byrum Avenue and extend back between parallel lines a distance of 150 feet to a proposed 15 foot alley.

Being the same property conveyed to James Roberts by deed from Bank One, National Association, as Trustee by: Saxon Mortgage Services, Inc., its attorney in fact, of record as Instrument No.20040414-0041902, said Register's Office.

This is improved ☐ property known as 2139 Byrum Avenue, Nashville, TN 37203

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said SAVIEN CHHAY, her heirs and assigns, forever. And it does covenant with the said SAVIEN CHHAY, that she is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to the said SAVIEN CHHAY, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 27th day of August, 2004.

JAMES ROBERTS

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JAMES ROBERTS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the _____ day of August, 2004.

Sarah Evans
NOTARY PUBLIC

My Commission Expires: 11-24-07

SARAH EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $69,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 27th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: **MY COMMISSION EXPIRES:** ~~**September 22, 2007**~~

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAP 105-11
PARCEL 212.00

ADDRESS OF NEW OWNERS:
Savien Chhay
2137 Byrum Ave.
Nashville, TN 37203

SEND TAX BILLS TO:
SAME