PREPARED BY AND RETURN TO:

WILKINS & IVEY
Attorneys At Law

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Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
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Return To:
Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/01/04 15:35 3pgs
Fees:18.00 Taxes:499.13
20041001-0118822

W & I Ref: Title No: 45872

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ahmed M. Raja 804 Jamie Circle Antioch, Tennessee 37013	Ahmed M. Raja 804 Jamie Circle Antioch, TN 37013

TAX MAP-PARCEL NUMBERS: 150-06-257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$134,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joe Chin Kuo Loand spouse, Grace Chia En Lo**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ahmed M. Raja, married** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the Davidson County, Tennessee, being Lot No. 46 on the Plan of Section Two, Percy Priest Meadows Addition of record in Book 8250, page 200, Register's Office for said County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed in title to the land hereinafter described is vested in Joe Chin Kuo Lo and Grace Chia En Lo by deed from John L. Elder and wife, Sherri Elder of record in Doc. No. 20010910-0098202, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, Page 200, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is made for a more complete description thereof.

This instrument is executed on behalf of by Sidney Ryan Shiao as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 804 Jamie, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2004 .

Joe Chin Kuo Lo BY: Sidney Ryan Shiao, Atty in fact

Grace Chia En Lo By: Sidney Ryan Shiao, Atty in fact

(See Next Page for Notary Acknowledgement)

State of TENNESSEE

County of ~~WHKKXXMSXX~~ Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $134,900.00

Affiant

Sworn and subscribed before me this 30th day of August, 2004

Notary Public

My Commission Expires: 7-30-06

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Sidney Ryan Shiao** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of*, as Attorney-in-Fact, as the free act and deed of the said Principal(s)., Joe Chin Kuo Lo and Grace Chia En Lo / *Joe Chin Kuo Lo and Grace Chia En Lo /

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2004

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires MAY 29, 2005

EXHIBIT "A"
To
Warranty Deed

FROM: Joe Chin Kuo Loand spouse, Grace Chia En Lo

TO: Ahmed M. Raja

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Sidney Ryan Shiao, Affiant

Sworn to and subscribed before me this

30th day of August, 2004

Notary Public

My Commission Expires:_____

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2005