Davidson County DEEDWARR
Recvd: 06/07/05 11:23 2 pgs
Fees:13.00 Taxes:1235.80

20050607-0064914

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 31st DAY OF May, 2005.

Notary Public

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN. MY COMMISSION EXPIRES MARCH 28, 2007

MY COMMISSION EXPIRES: 3/28/07

(AFFIX SEAL)

G-CD-05-0820

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Min Chang	**Bank of America, NA**	
820 Nanearle Drive (ADDRESS)	**100 North Tryon Street** (ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	**Charlotte, NC 28255** (CITY) (STATE) (ZIP)	146-14-43.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN M. JACOBI AND HUSBAND, STAN P. BREWER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIN CHANG, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 8, ON THE PLAN OF NANEARLE ACRES OF RECORD IN BOOK 1424, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY R. L. MONTOYA, LAND SURVEYOR, JULY 9, 1979, AS FOLLOWS;

BEGINNING ON THE NORTHERLY MARGIN OF NANEARLE DRIVE AT THE CORNER OF LOTS NOS. 8 AND 9; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTH 1 DEGREE 06 MINUTES 21 SECONDS EAST 286.35 FEET TO AN EXISTING IRON PIN IN A FENCE LINE; THENCE NORTH 82 DEGREES 51 MINUTES 23 SECONDS WEST 149.80 FEET TO AN EXISTING MAN CAP IN CONCRETE; THENCE SOUTH 1 DEGREE 18 MINUTES 09 SECONDS WEST 298.57 FEET TO THE NORTHERLY MARGIN OF NANEARLE DRIVE; THENCE WITH THE SAME SOUTH 87 DEGREES 32 MINUTES 30 SECONDS EAST 150.04 FEET TO THE BEGINNING.

The said Stan P. Brewer joins herein to convey any and all marital interest he may have in the subject property above described.

Being the same property conveyed to Susan M. Jacobi, a single person, by deed from Daryl L. Nichols and apouse, Donna L. Nichols, dated March 31, 1993, recorded in Book 8904, Page 793, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) all matters appearing on plat of record in Book 1424, Page 77, said register's office, and c) any and all existing easements and restrictions as shown of record not mentioned herein.

unimproved ( )
This is improved (X) property, known as 820 Nanearle Drive, Nashville, Tennessee 37220
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of May, 2005

Susan M. Jacobi

Stan P. Brewer

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan M. Jacobi and Stan P. Brewer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903