WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/05 12:17 2 pgs
Fees:13.00 Taxes:249.75

20050705-0076776

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Kristina Martinez
Affiant

Subscribed and sworn to before me, this 30th day of June, 2005.

Shirley A. Beesley
Notary Public

MY COMMISSION EXPIRES: 4/20/2009
(AFFIX SEAL)

SHIRLEY A. BEESLEY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sophie I. Chen	Owner	161.05-A
(NAME)	(NAME)	(MAP)
718 Ashlawn Place		19.00 CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jonathan R. Birchfield and Ray E. Birchfield, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sophie I. Chen , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. A-18 of Ashlawn Place Condominiums, a Condominium, a Horizontal Property Regime, located on Ashlawn Place, Nashville, TN, as shown on the plat of Ashlawn Place Condominiums, Condominium apartments, recorded as Exhibit to the Master Deed of record in Book 6607, page 596 and Book 7168, page 550, said Register's Office, and described in the Master Deed recorded in Book 6607, page 596 and Book 7168, page 550, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ashlawn Place Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6607, page 596 and Book 7168, page 550, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jonathan R. Birchfield and Ray E. Birchfield by deed from Karen D. Winters Saul and husband Eric M. Saul, dated June 17, 1996, of record in Book 10098, page 694, Register's Office for Davidson County, TN.

Linda Birchfield joins in this conveyance for the purpose of conveying any interest she has in subject property by virtue of her marriage to Ray E. Birchfield.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 718 Ashlawn Place, Nashville, Tennessee 37211

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 my/our hand(s) this 30th day of June, 2005.

x Jonathan R Birchfield
Jonathan R. Birchfield
by Ray E Birchfield
his attn in fact

x Ray E Birchfield
Ray E. Birchfield

x Linda E Birchfield
Linda Birchfield
by Ray E Birchfield
her attn in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Ray Birchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Linda Birchfield, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Linda Birchfield, the bargainor, by the said Ray Birchfield, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of June, 2005.

Jennifer D Dunlap
Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Ray Birchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-In-Fact for Jonathan R. Birchfield, the within named bargainor, and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jonathan R. Birchfield, the bargainor, by the said Ray Birchfield, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of June, 2005.

Jennifer D Dunlap
Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ray Birchfield with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of June, 2005.

Jennifer D Dunlap
Notary Public

My Commission Expires: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.