Davidson County DEEDWARR
Recvd: 07/07/05 16:12 2 pgs
Fees:13.00 Taxes:662.30

20050707-0078765

WARRANTY DEED

B-MSRE-05-202

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FREDERICK M. SWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Exp. Nov. 10, 2008

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
Carl Smythe Johnson, III.	Countrywide Home Loans, Inc.	
202 Hillsboro Place	(NAME) 1520 Memorial Blvd Ste 104	
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Murfreesboro, TN 37129	117-03D-202.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ERIC CHEN AND WIFE, FELICE T.C. CHEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARL SMYTHE JOHNSON, III., UNMARRIED, 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 UNIT NO. 202 ON THE PLAN OF HILLSBORO STATION CONDOMINIUM, AS OF RECORD IN BOOK 6250, PAGES 751 THRU 753,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ERIC CHEN AND WIFE, FELICE T. C. CHEN BY WARRANTY DEED FROM MICHAEL R. ANDERSON, MARRIED, RECORDED ON THE 13TH DAY OF MAY, 2002 IN INSTRUMENT NO. 20020513-0058517, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 202 Hillsboro Place, Nashville, Tennessee 37215
(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 5th day of July, 2005.

Eric Chen by Jon Merritt, Attorney in Fact

Eric Chen

Felice T.C. Chen by Jon Merritt, Attorney in Fact

Felice T.C. Chen

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jon Sheridon, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Eric Chen and Felice T.C. Chen and acknowledged that he/she executed the same as the free act and deed of the said Eric Chen and Felice T.C. Chen.

Witness my hand and official seal at
Davidson
on this the 5th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 4-25-06

PATRICK MOORE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903