Davidson County DEEDWARR
Recvd: 09/07/05 13:58 2 pgs
Fees:13.00 Taxes:317.28
20050907-0107654

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,750.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of September, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Hsing Liu
705 Luann Court
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
150-05-0-386.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeanie L. Masten hereinafter referred to as Grantors, hereby transfers and conveys to Hsing Liu and Fanny Chen, husand and wife hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 1-B on the plan of Zone Lot Division of Lots 1 and 2, Cherry Hills, Section 12, of record in Plat Book 6250, Page 976, Register's Office for Davidson County, Tennessee.

Said Lot No. 1-B front 45.98 feet on the easterly margin of Luann Court and extends back 194.28 feet on the southerly line and a total of 143.06 feet on the broken northerly line to a dead line in the rear measuring 49.54 feet thereon.

Being the same property conveyed to Jeanie L. Masten by Executor's Deed from John Talbot Masten, III, Co-Executor under the Will of John Talbot Masten, Jr., Elizabeth Masten Hassey, Co-Executor under the Will of John Talbot Masten, Jr., and Jeanie L. Masten of record in Instrument No. 20011231-0145242, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 6250, Page 976, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6436, Page 644, Register's Office of said County.

Agreement of record in Book 4550, Page 876, Register's Office of said County.

County and/or City taxes for the year, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is unimproved property known as 705 Luann Court, Antioch, TN 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 2nd day of September, 2005.

Jeanie L. Masten

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeanie L. Masten, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 1/4/06

