LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JANUARY, 2006.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 9/22/2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/10/06 10:08 2 pgs
Fees:13.00 Taxes:925.00
20060110-0003437

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BONNIE CHEN	**SAME**	**103-2-44**
(NAME)	(NAME)	
540 CLOSE LANE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DONALD ARKOVITZ AND WIFE, MARTHA ARKOVITZ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BONNIE CHEN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 13 on the Map of West Nashville Realty Company's Subdivision of J. W. Dotson estate, being a part of Lot No. 20 on the Map of C. C. Vernon Farm, and described according to a copy of a survey thereof, made by Z. J. Wilkinson, Surveyor, May 21, 1946, as follows:

Beginning at a point in the easterly margin of White Bridge Road at the corner of Lots Nos. 12 and 13; thence with the line between said lots easterly 194 feet to a point; thence northerly 62.2 feet to a corner of Lots Nos. 13 and 14; thence with the line between said lots westerly 200.8 feet to the easterly margin of White Bridge Road; thence with the margin of the same southerly 60 feet to the beginning.

Being the same property conveyed to Donald Arkovitz and wife, Martha Arkovitz by deed from David Gold, unmarried, of record as Instrument No. 20050706-0077361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 4402, page 997 and Book 11403, page 490 and such limitations, restrictions and encumbrances as may affect the premises of record in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney being recorded simultaneously herewith as Instrument No. 20060110-0003436 Register's Office for Davidson County, Tennessee.

GRANTEE HEREIN ASSUMES ALL 2006 PROPERTY TAXES.

Unimproved ( )
This is improved(X) property, known as **332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209**
(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, her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, her 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 2 **day of January, 2006.**

Donald Arkovitz by Martha E. Arkovitz Attorney in fact for Donald Arkovitz

DONALD ARKOVITZ
BY: MARTHA E. ARKOVITZ, ATTORNEY
IN FACT FOR DONALD ARKOVITZ

Martha Arkovitz

MARTHA ARKOVITZ

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Arkovitz,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2 day of **January, 2006.**

My Commission expires: **September 22, 2007.**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Lee A. Cohen
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this _____ day of January, 2006, before me personally appeared **Martha E. Arkovitz**, 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 **Donald Arkovitz**, and who acknowledged that she executed the same as the free act and deed of **Donald Arkovitz**.

Witness my hand and official seal at Nashville, Tennessee this 2 day of **January, 2006.**

My Commission expires: **September 22, 2007.**

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Lee A. Cohen
Notary Public