Bk X8

NEW OWNER:
CHAU LY
560 ANNEX AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 06-0014

Map 102
Group 03-0
Parcel 112

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 02/02/06 13:40 2 pg:
Fees:13.00 Taxes:436.60
20060202-0013135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighteen Thousand and 00/100 Dollars ($118,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARY HELEN DOZIER, umarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHAU LY**, ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 8th Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 1260 on the Plan of Charlotte Park, Section 18 of record in Book 3600 Pages 51 and 52, Register's Office for said County.
Said Lot No. 1260 fronts 82 feet on the southerly side of Landau Drive and extends back 125 feet on the westerly line and 148.6 feet on the easterly line to a line in the rear on which it measures 69.64 feet.

Being the same property conveyed to **ERNEST M. DOZIER and wife, MARY HELEN DOZIER**, by virtue of a Warranty deed from G. H. Todd and H. B. Sheets, dated February 3, 1965, and recorded in Record Book 3857, Page 221, in the Register's Office for Davidson County. The said Ernest M. Dozier has since died vesting title in Mary Helen Dozier as the surviving tenant by the entirety.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Pages 51 and 52, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be settled between parties.

WITNESS OUR SIGNATURE hereto this 1st day of ~~January~~ February 2006.

Mary Helen Dozier

MARY HELEN DOZIER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARY HELEN DOZIER**, 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 office this 1 day of ~~January~~ February, 2006.

NOTARY PUBLIC

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____

Expires JULY 21, 2007

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The actual consideration or value, whichever is greater, for this transfer is **$118,000.00**.

AFFIANT

Sworn to and subscribed to before me this 1st day of ~~January~~ February, 2006.

NOTARY PUBLIC

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____

Commission Expires JULY 21, 2007