PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUTIE 330 BRENTWOOD, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:dm Title No: 48410

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/18/07 09:58 3 pgs
Fees:18.00 Taxes:1124.80

20070118-0007277

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Caldwell Janet Caldwell 4801 Wyoming Ave. Nashville, TN 37209	New Owner

TAX MAP-PARCEL NUMBERS: 10303018200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$304,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anton Chen, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Caldwell and spouse, Janet Caldwell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 of Block No. 6 on the Map of a part of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the southerly side of Wyoming Avenue, formerly 6th Avenue, and runs back between parallel lines, with the westerly margin of 48th Avenue North, formerly 7th Street, 160 feet to an alley.

Being the same property conveyed to Anton Chen, unmarried by deed from Rodney A. Stone and wife, Carrie Stone of record in Doc. No. 20020830-0105022 Register's Office for said County.

Sabrina Chen, spouse of Aton Chen joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 104, said Register's Office.

This instrument is executed on behalf of Anton Chen by Missy Rodriguez as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 4801 Wyoming Av, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of January, 2007 .

Anton Chen by Missy Rodriguez, a.i.f. Sabrina Chen by Missy Rodriguez a.i.f.

Anton Chen By: Missy Rodriguez, Atty-in-Fact **Sabrina Chen, Missy Rodriguez, Atty-in-Fact**

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 , **Missy Rodriguez** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Anton Chen and Sabrina Chen**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 2007

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

State of TENNESSEE My Commission Expires NOV. 24 , 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $304,000.00

Affiant

Sworn and subscribed before me this 16th day of January, 2007

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 24 , 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Anton Chen

TO: Thomas Caldwell and Janet Caldwell

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Missy Rodriguez, affiant
Missy Rodriguez, Affiant

Sworn to and subscribed before me this 16th day of January, 2007

Notary Public

My Commission Expires: DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commiss... Nov 24 2007