03

Realty Title
B-P48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $560,000.00

DIANE K. MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 16th day of March, 2007.

Notary Public
My commission expires:

03-0702-34432

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James E. K. Hildreth 9552 Hampton Reserve Dr. Brentwood, TN 37027	NEW OWNER	127-00-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Feng-Chih Chen and wife, Helen Mei-Ju Chen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James E. K. Hildreth and wife, Phyllis D. K. Hildreth, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being described according to a survey made A & A Engineers, Inc. Job No. 107977, as follows: Commencing at a monument in the southerly margin of Rolling Hills Drive, said point being 312.53 feet east of the easterly margin of Merrymount Acres, Section 3, as of record in Book 4175, Page 91, Register's Office for said County, thence in a northerly direction with the easterly boundary of Merrymont Acres , Section 3, North 9 degrees 44 minutes 53 seconds West 229.65 feet to a concrete monument in a fence, said point being the northeast property corner of Merrymont Acres, Section 3, thence with said fence South 86 degrees 49 minutes 25 seconds East 360.38 feet to a point at a fence corner, said point being the southeast corner of John Cunningham tract; thence with a fence in a northerly direction with John Cunningham's east property line North 3 degrees 09 minutes East 957.68 feet to a point, the point of beginning, thence continuing in a northeasterly direction North 5 degrees 04 minutes 01 seconds East 456.96 feet to a metal post; thence North 77 degrees 05 minutes 41 seconds East 229.93 feet to an iron pin, thence North 2 degrees 03 minutes 08 seconds West 206.86 feet to an iron pin, a point in the northwest corner of the described tract; thence North 76 degrees 29 minutes 54 seconds East 425.15 feet to an iron pin; thence North 86 degrees 01 minutes 52 seconds East 327.00 feet to an iron pin; thence North 64 degrees 43 minutes 05 seconds East 366.73 feet to an iron pin in the northeast corner of said property, said pin also being in the westerly property line of the Mary Hicks Proctor property; thence with an old fence South 10 degrees 29 minutes 23 seconds West 180.61 feet to an iron pin; thence South 3 degrees 49 minutes 59 seconds West 191.77 feet to an iron pin; thence South 4 degrees 38 minutes 39 seconds West 635.86 feet to an iron pin; thence North 89 degrees 26 minutes 44 seconds West 1,231.15 feet to the point of beginning.

For informational purposes only, prior deed of record in Book 5490, Page 866, said Register's Office, sets out subject property as containing 21.84 acres, according to survey of A & A Engineers, Inc. Job No. 107977.

Being the same property conveyed to Feng-Chin Chen, and wife, Helen Mei Ju Chen, by deed from Jack W. Mitchell, dated 08/22/79, recorded 08/30/79, of record in Book 5490, Page 866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Davidson County DEEDWARR
Recvd: 03/21/07 12:59 2 pgs
Fees:13.00 Taxes:2072.00

20070321-0034374

This property is unimproved property known as 0 Merrymount Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of March, 2007.

Feng-Chih Chen

Helen Mei-Ju Chen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Feng-Chih Chen and Helen Mei-Ju Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of March, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN