Davidson County DEEDWARR
Recvd: 05/01/07 09:12 2 pgs
Fees:13.00 Taxes:1406.00

20070501-0051544

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2007

NOTARY PUBLIC

My Commission expires: 11/22/10

BRANDY K. PIRK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ANTHONY CROSS and MARGO CROSS	ANTHONY CROSS AND WIFE, MARGO CROSS	Map:051-080-110 Parcel:
(NAME) PO Box 236	(NAME) PO Box 236	Map: Parcel:
(ADDRESS) Madison, TN 37116-0236	(ADDRESS) Madison, TN 37116-0236	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE #

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

HOUSE OF CHOY, INC.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ANTHONY CROSS and wife, MARGO CROSS

hereinafter called the GRANTEES, their 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. 4, part of a 50-foot abandoned street dedication, and part of the Old Gallatin Interurban Railroad right of way, all on the plan of Due West Montague, of record in Book 547, page 115, Register's Office for Davidson County, Tennessee, according to a survey of James L. Murphy, Jr. & Co., dated April 8, 1968, not of record, and more particularly described as follows:

BEGINNING on the easterly margin of Gallatin Pike at an iron pin at the southwest corner of the property owned by Ollie Mai Martin; thence South 81°31'02" East, 252.80 feet to a point; thence South 6° 55' 58" West 75 feet to a point; thence North 82° 58' 23" West, 280.95 feet to the easterly margin of Gallatin Pike; thence North 26° 04' 54" East 86.14 feet to said iron pin in the easterly margin of Gallatin Road, the point of beginning.

INCLUDED in the above described property, but EXCLUDED THEREFROM is that portion of the Old Gallatin Interurban Railroad right of way lying within 60 feet east of a parallel to the center line of Gallatin Pike, as set out as an easement for highway and utility purposes, granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by Quitclaim Deed from Ollie Mai Martin, et al, of record in Book 3962, page 348, in said Register's Office.

Being the same property conveyed to HOUSE OF CHOY, INC., by deed from SYDNEY F. KEEBLE, JR., AND WIFE, SHEILA B. KEEBLE, of record in Book 5703, page 725, by deed from KWAN YING LINDA WONG AND KAM YUEN WONG of record as Instrument No. 20041203-0144403 and by deed from ALBERT FAI WONG, of record as Instrument No. 20050415-0042348, Register's Office for Davidson County, Tennessee.

This is improved property known as 1107 GALLATIN ROAD SOUTH, Madison, Tennessee 37115.

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of April, 2007

HOUSE OF CHOY, INC

BY: Michael Choy, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Michael Choy, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at the office this 30th day of April, 2007.

NOTARY PUBLIC

My Commission expires: 11/22/10

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010