Davidson County DEEDWARR
Recvd: 10/30/07 10:54 2 pgs
Fees:13.00 Taxes:314.50
20071030-0127780

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Ken Baldwin
Affiant

Subscribed and sworn to before me, this 24th **day of** October, **2007.**

Diane K Mann
Notary Public
My commission expires: 2/22/09

03-0706-34794

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ken Baldwin 226 Starling Rd. Hendersonville, TN 37075	New Owner	74-04-0-027

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 M. Chen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ken Baldwin, 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:

BEGINNING at a point in the northwest corner of Lot No. 1052, as appears on the recorded plan of Hermitage Hills, Section 10; thence leaving said point of beginning and with the rear of Lots 1052 through 1066 the following: S 30 deg 07' W 838.41 feet to a point; thence S 5 deg 10' E 106.06 feet to a point; thence S 47 deg 11' W 85.87 feet to a point; thence S 36 deg 22' W 85.21 feet to a point; thence S 26 deg 0' W 90.55 feet to a point; thence S 26 deg 55' W 81.77 feet to a point; thence S 38 deg 55' W 72.25 feet to a point; thence leaving said lots and with the northeast line of the Hermitage Pumping Company, N 53 deg 36' W 158 feet more or less, to the flowage easement of Cheatham Reservoir (Cumberland River); thence 484 feet, more or less, to the center of a large drain; thence leaving said easement and with the meanders of the centerline of said drain, 2060 feet, more or less, to a point; thence leaving said drain S 84 deg 00' E 50 feet, more or less, to a point; thence S 15 deg 03' E 231 feet, more or less, to the point of beginning.

For informational purposes only, prior deed of record sets out subject property as containing 10.1 acres, more or less.

Being the same property conveyed to Feng-Chih Chen and wife, Helen M. Chen by deed from Rick Beasley, dated 03/10/96, recorded 03/19/06, of record in Book 9983, Page 875, 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.

This property is unimproved property known as 0 Jacksonian Drive, Hermitage, TN 37076

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 24th day of October, 2007.

Feng-Chih Chen

Helen M. 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 M. 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 24th day of October, 2007.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires: 02/22/09