03

Realty Title
48-A

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 $310,000.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2008.

Notary Public
My commission expires: 2/22/09

03-0804-35358

Address of New Owner:	Send Tax Bills to:	Tax Information
Chen Enterprises, LLC 540 Close Lane Nashville, TN 37215	New Owner	117-03-0-H-131.00CO

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, Desa Lyn Fejta Sutherland, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chen Enterprises, LLC, 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 Unit No. 131, together with Garage G 83, on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789; and as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Desa Lyn Fejta by deed from Steven Scott Nagy, dated 7-28-06, recorded 8-2-06, of record in Instrument No. 20060802-0093776, Register's Office for Davidson County, Tennessee.

Taylor Sutherland, husband of Desa Lyn Fejta Sutherland, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

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 improved property known as 2600 Hillsboro Road, #131, Nashville, TN 37212

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.

Davidson County DEEDWARR
Recvd: 07/21/08 13:05 2 pgs
Fees:13.00 Taxes:1147.00
20080721-0074563

WITNESS my hand this 17th day of July, 2008.

Desa Lyn Fejta Sutherland

Taylor Sutherland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Desa Lyn Fejta Sutherland and Taylor Sutherland, 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 17th day of July, 2008.

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

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09