07

REALTY TITLE
BOX 48A

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: GJ Title No: 49499

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wallace C. Chappell Edwina P. Chappell 6204 Palomar Court Nashville, Tennessee 37211	Homefocus Tax Service Lender #2190 P. O. Box 26389 Richmond, Va 23260-0000

TAX MAP-PARCEL NUMBERS: 172100B07600CO

Davidson County DEEDWARR
Recvd: 08/07/08 11:13 3 pg:
Fees:18.00 Taxes:1424.50
20080807-0081500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Herman Kan and spouse, Shin-Mei Kan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wallace C. Chappell and Edwina P. Chappell, husband and wife,** 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. 76 on the Plan of Christiansted Valley, Phase 1, Revision 1 of record in Doc. No. 2000215-0015149 and Doc. No. 20000215-0015150, amended in Doc. No. 20010209-0012852, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Herman Kan and wife, Sehn-Mei Kan by Warranty Deed from Michael S. Haddock and wife, Thelma D. Haddock dated April 6, 2006 and recorded on April 11, 2006 of record in Doc. No. 20060411-0041791, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20000215-0015149 and Doc. No. 20000215-0015149, amended in Doc. No. 20010209-0012852, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 19991221030559 and Doc. No. 20000728007451S, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Shin-Mei Kan by pursuant to a Power of Attorney executed by her on the 9th day of July, 2008, of record in Instrument No. 20080807 00 81499 Register's Office for Davidson, County, Tennessee. 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: 6204 Palomar Court, Nashville, Tennessee 37211

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 24th day of July, 2008 .

Shin-Mei Kan by J. Herman Kan, Atty-in-fact

J. Herman Kan

Shin-Mei Kan By:, J. Herman Kan, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 24th day of July, 2008 , before me the undersigned authority, personally appeared **J. Herman Kan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commissior Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $385,000.00

Rachel L. Wells.
Affiant

Sworn and subscribed before me this 24th day of July, 2008

Notary Public

My Commission Expires: 11/22/08

Elizabeth K. Devine State of Tennessee Notary Public Davidson County

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 J. Herman Kan, 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 **Shin-Mei Kan** , 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 24th day of July, 2008

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: J. Herman Kan and spouse, Shin-Mei Kan

TO: Wallace C. Chappell and spouse, Edwina P. Chappell

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.

J. Herman Kan, Affiant

Sworn to and subscribed before me this

24th day of July, 2008

Notary Public

My Commission Expires:_____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011