Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090024913 DEEDWARR
Recvd: 04/15/09 13:53 2 pgs
Fees:13.00 Taxes:1258.00
20090415-0034265

39-B
File #09-1097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Venetia Everly, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chen Enterprises, LLC,** 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, and being Lot No. 336 on the plan of Seven Hills, Section 8, as of record at Plat Book 3300, Page 14, as corrected / revised by Surveyor's Certificate of record at Book 3370, Page 532, both in the Register's Office for said County and both to with reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Venetia Everly, a single woman by Warranty Deed from Benny Carreon and wife, Katherine T. Carreon dated May 21, 2004 of record in Inst. No. 20040525-0061467, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4729 Benton Smith Road, Nashville TN, 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 13th day of April, 2009.

Venetia Everly

State of Tennessee)
County of Davidson)

On this 13th day of April, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Venetia Everly, the bargainor(s), 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.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 340,000.00.

X

Affiant

Sworn and subscribed before me on this the 13th day of April, 2009.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Chen Enterprises, LLC 540 Close Lane Nashville, TN 37205	Owner	131-14-62