Davidson County	DEEDWARR
Recvd: 04/25/13 09:12	3 pgs
Fees:18.00 Taxes:193.33	
20130425-0040962	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,250.00.

Lu Ann Maloney
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2013.

NOTARY PUBLIC

My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tsung Wen Chen and Mildred-Franco Chen 1125 E. College St. Pulaski, TN 38478	SAME	07108028500

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARTHA CONE BECK, ADMINISTRIX C.T.A. OF THE ESTATE OF KIRBY L. RUSSELL

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

TSUNG WEN CHEN AND MILDRED-FRANCO CHEN, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING LOT NO. 95 ON THE PLAN OF JOYWOOD, AS OF RECORD IN BOOK 974, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 95 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF TRINITY LANE AND RUNS BACK BETWEEN LINES, 176.95 FEET ON THE EASTERLY LINE AND 176.80 FEET ON THE WESTERLY LINE TO A DEAD LINE, AND MEASURES 50 FEET THEREON.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED IS THE FOLLOWING:

BEING PART OF LOT NO. 95 ON THE PLAN OF JOYWOOD AS OF RECORD IN BOOK 974, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT, BEING THE NORTHEASTERN CORNER OF PROPERTY BELONGING TO KIRBY LEROY RUSSEL, ET UX, SAID POINT BEING COMMON TO PARCEL 286 ON MAP 71-8, AS RECORDED IN BOOK 3177, PAGE 162, OF THE R.O.D.C., TENNESSEE; THENCE WESTERLY ALONG THE EXISTING SOUTHERN RIGHT-OF-WAY LINE OF EAST TRINITY LANE, BEARING N 84° 01' 26" W, 50 FEET, MORE OR LESS, TO A POINT ON THE COMMON PROPERTY LINE OF PARCELS 285 AND 284 ON MAP 71-8; THENCE ALONG SAID PROPERTY LINE, BEARING S 3° 26' 34" W, 5 FEET, MORE OR LESS, TO A POINT; THENCE IN A STRAIGHT LINE, BEARING S 84° 01' 26" E, 50 FEET, MORE OR LESS, TO A POINT ON THE COMMON PROPERTY LINE OF PARCELS 285 AND 286 ON MAP 71-8; THENCE ALONG SAID PROPERTY LINE, BEARING N 3° 26' 34" E, 5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING THEREIN AN AREA OF 250 FEET, MORE OR LESS. Said property having been conveyed to The Metropolitan Government of Davidson County by Final order of record in Book 11416, page 613.

BEING PART OF THE SAME PROPERTY CONVEYED TO KIRBY LEROY RUSSELL AND WIFE, MARY SUE RUSSELL FROM JAMES D. COLE AND WIFE, MAGALENE COLE BY WARRANTY DEED ON AUGUST 29, 1966, OF RECORD IN BOOK 4051, PAGE 258, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARY SUE RUSSELL HAVING PREDECEASED KIRBY LEROY RUSSELL ON OR ABOUT SEPTEMBER 24, 2011. THE SAID KIRBY LEROY RUSSELL HAVING SINCE DIED ON OR ABOUT JUNE 6, 2012 TESTATE. HIS WILL PROBATED AS FILE NO. 12P910 PROBATE COURT CLERKS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, PROVIDED THAT TITLE TO REAL PROPERTY SHALL VEST IN THE PERSONAL REPRESENTATIVE OF THE ESTATE.

This improved property is known as 424 E. Trinity Lane, Nashville, TN 37207.

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, except for those matters appearing of record and real property taxes. 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 23 day of April, 2013.

Martha Cone Beck Administrix C.T.A.
Martha Cone Beck, Administrix C.T.A. of the
Estate of Kirby L. Russell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha Cone Beck, Administrix C.T.A. of the Estate of Kirby L. Russell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of April, 2013.

Brandy K. Gomaz
Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE