File Box 8

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

BILL GARRETT, Davidson County
Trans:T20130037680 DEEDWARR
Recvd: 05/06/13 14:37 2 pgs
Fees:13.00 Taxes:259.00
20130506-0045648

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52526
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jui-Lein Chou 2202 Memphis Ave. #202 Lubbock, TX 79410	New Owner

TAX MAP-PARCEL NUMBERS: 07700008300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$70,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Reuben Dennis Bryant, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jui-Lien Chou 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 on the Westerly margin of Cub Creek Road and bounded on the South by Tract No.4, on the West by Wright Properties, Inc., on the North by Ray Mundy and more particularly described as follows:

Beginning at an iron rod new in the Westerly margin of Cub Creek Road, the Southeast corner of Ray Mundy, of record in Book 9364, Page 920, Register's Office for Davidson County, Tennessee, and the Northeast corner of this tract; thence with the margin of said road with a curve having a radius of 473.76 feet, a length of 35.12 feet and a chord bearing and distance of South 18° 20' 58" West 35.11 feet to a point of tangent; thence with a curve to the right having a radius of 454.05 feet and a length of 65.20 feet, a chord bearing and distance South 20° 20' 22" West 65.14 feet to the point of beginning and containing 5.03 acres more or less according to a survey by Kenneth W. Morton, R.L.S. #623, dated 8/15/01.

Being the same property conveyed to Reuben Dennis Bryant by deed from Jason Daniel Long and Crystal Steakley Long, husband and wife, dated January 25, 2010, recorded January 26, 2010 in Instrument No. 20100126-0006534, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County acting by and through the Electric Power Board, of record in Instrument No. 20040226-0021786, said Register's Office.

This is unimproved property, known as: 0 Cub Creek Road, Nashville, Tennessee 37209

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 3rd day of May, 2013.

Reuben Dennis Bryant

State of TENNESSEE

County of DAVIDSON

On this 3rd day of May, 2013 , before me the undersigned authority, personally appeared Reuben Dennis Bryant, 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: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

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 $70,000.00

Affiant

Sworn and subscribed before me this the 3rd day of May, 2013

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public