THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17279** Return to: D.W. McMackin ~~5200 Maryland Way~~ Suite 105 Brentwood, TN 37027 615-221-6565	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $93,500.00. Affiant Subscribed and sworn to before me, this 20th day of JUNE, 2000. Notary Public My Commission Expires:

D.W. McMACKIN NOTARY PUBLIC DAVIDSON COUNTY, TN AT LARGE

My Commission Expires 7-27-2002

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Richard Braun 3415 West End Avenue, #504 Nashville, Tennessee 37203	NEW OWNER	MAP 104-6-A PAR 40.00 CO FB 26W 9652

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM WONG, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD BRAUN *("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

*and Germaine R. Braun, father and daughter,

This is improved property located at 3415 West End Avenue, #504, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of JUNE, 2000.

WILLIAM WONG

Instr:200006260063429 Page: 1 OF 2
REC'D FOR REC 06/26/2000 3:02:41PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $345.95

STATE OF HAWAII:
COUNTY OF Honolulu :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM WONG, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of JUNE, 2000.

My Commission Expires: 9/14/2002

Notary Public

L. S.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 504 on the Plan of Continental Condominium of record in Plat Book 5200, page 399 thru 401, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal property regime established by Master Deed of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, said Register's Office.

Being the same property conveyed to William R. Wong, a single person by deed from Randy L. Perry and wife, Margaret N. Perry of record in Book 10642, page 668, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5862, page 589, Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137; (3) Easements of record in Book 4825, page 592; (4) Resolution of record in Book 7461, page 217; and (5) All matters appearing on the Plan of record in Plat Book 5200, pages 399 thru 401, said Register's Office.