FILE BOX 19B

01-11-1-D

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18378**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me, this 5th day of NOVEMBER, 2001. Notary Public My Commission Expires: 9/25/04

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Andrew Louis Hirt and Laura Davis 4302 Eden Glen Drive Nashville, TN 37205	**Send Tax Bills To:** Home Financial Group, LLC 3 Maryland Farms 155 Brentwood, TN 37027	**Tax Information:** MAP 116-15 PAR 52.00 FB BM 07515

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, JAMES C. TSAI AND WIFE, TRACEY A. TSAI ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANDREW LOUIS HIRT AND LAURA DAVIS AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4302 Glen Eden Drive, Nashville, Tennessee 37205.

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 5th day of NOVEMBER, 2001.

JAMES C. TSAI

TRACEY A. TSAI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES C. TSAI AND WIFE, TRACEY A. TSAI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of NOVEMBER, 2001.

My Commission Expires: 9/25/04

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 11/09/01 08:43 2pgs
Fees:13.00 Taxes:1924.00

20011109-0123243

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 10 and 11, Block 7 on the Plan of Resubdivision of parts of Royal Oaks, as of record in Plat Book 974, pages 4 and 5, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James C. Tsai and wife, Tracey A. Tsai by deed from Anne M. Coughlin and husband, Mark F. Langlet of record in Book 10137, page 137, said Register's Office.

This conveyance is made subject to (1) Easement of record in Book 5787, page 176; and (2) All matters appearing on the Plan of record in Plat Book 974, pages 4 and 5, said Register's Office.