| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 18922** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $628,000.00.<br><br>Joseph S. Cheng by Ann Mutter att. in fact<br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of MAY, 2002.<br><br>Notary Public<br>My Commission Expires: _____ |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

## WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Joseph S. Cheng<br>6541 Radcliff Drive<br>Nashville, TN 37221 | SunTrust Mortgage, Inc.<br>P.O. Box 57028<br>Irvine, CA 92619-7028 | MAP 157<br>PAR 123<br>FB 07D 40967 |

**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, STEVEN M. WEINDLING AND WIFE, BARBARA E. WEINDLING ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOSEPH S. CHENG AND WIFE, REBECCA A. BACHSCHMIDT ("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 6541 Radcliff Drive, Nashville, Tennessee 37221.

**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 17th day of MAY, 2002.

Steven M Weindling By
Barbara E Weindling Attorney-in Fact
STEVEN M. WEINDLING, BY: BARBARA E. WEINDLING, ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO as Inst. # 20030523-0062418

Barbara E Weindling
BARBARA E. WEINDLING

Davidson County DEEDWARR
Recvd: 05/22/02 12:34 3pgs
Fees:18.00 Taxes:2323.60
20020522-0062419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BARBARA E. WEINDLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of MAY, 2002.

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

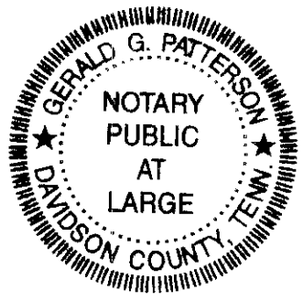
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA E. WEINDLING with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said STEVEN M. WEINDLING and is authorized by the said STEVEN M. WEINDLING to execute this instrument on HIS behalf.

Witness my hand, at Office, this 17th day of MAY, 2002.

My commission expires:

_____

Notary Public




My Commission Expires
NOV. 29, 2003

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section Two Devonshire Manor, as of record in Plat Book 5200, page 242, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven M. Weindling and wife, Barbara E. Weindling by deed from John Charles Roberts and wife, Mary Ann Roberts, of record in Book 7766, page 970, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Charter of record in Book 7584, page 337; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 242, said Register's Office.