STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of July, 2002.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/06/02 15:34 2pgs
Fees:13.00 Taxes:876.90
20020806-0094714

ADDRESS NEW OWNER(S) AS FOLLOWS:
Steven Paul Chen and Lee Lin Chen
4805 Traceside Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map:155-16-A, parcel 83

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beverly A. Coleman, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Steven Paul Chen, an unmarried man, and Lee Lin Chen, an unmarried woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Traceside, Section Three, of record in Book 9700, page 47, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Geoffry L. Marcinek and wife, Beverly Coleman Marcinek by warranty deed from Centex International, Inc., a Nevada Corporation f/k/a Centex Real Estate Corporation of record in Book 11144, page 973, Register's Office for Davidson County, Tennessee. Being the same property conveyed by quitclaim deed from Geoffry L. Marcinek, an unmarried person to Beverly Coleman, an unmarried person of record in Instrument #200203060028229, Registers' Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 9700, Page 47, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9435, Page 493 as amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4805 Traceway Drive, Nashville, Tennessee 37221.

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, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **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 my hand this 31st day of July, 2002.

Beverly A Coleman

Beverly A. Coleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly A. Coleman, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2002.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE TENNESSEE WILLIAMSON