THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
DAVID BALDWIN
2703 BELCOURT
NASHVILLE TN 37212

PREPARED BY
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BOX 50-B
RETURN TO:

MAP PARCEL NUMBERS
MAP/PARCEL 104-314

WARRANTY DEED

THIS INDENTURE, made and entered into this 24 day of January, **2003**, by and between **JA-NAN YU and SHENG-MEI YU, husband and wife**, party of the first part, and **DAVID BALDWIN**, party of the second part,

WITNESSETH: That for and in consideration of cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in NASHVILLE County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the westerly 95 feet of Lot No. 87 on the Map of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said property fronts 95 feet on the southerly margin of Blair Boulevard and extends back between parallel lines 160.3 feet to a dead line.

Being the same property conveyed to Ja-Nan Yu and wife, Sheng-Mei Yu by Warranty Deed from Mattie L. Anderson, a widow, executed on 6/25/83 and filed for record on 6/28/83 in Book/Instrument No. 6083, page 330, said Register's Office.

DMT

And being further conveyed to David Baldwin by Warranty Deed from Ja-Nan Yu and wife, Sheng-Mei Yu, executed on _____ and filed for record on _____ in Book/Instrument No. _____, said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 02/05/03 15:01 2pgs
Fees:13.00 Taxes:925.00
20030205-0016068

Ja-Nan Yu
JA-NAN YU

Sheng-Mei Yu
SHENG-MEI YU

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JA-NAN YU and SHENG-MEI YU, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24 day of JANUARY, 20 07.

My commission expires 4-4-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

250,000

Affiant

Subscribed and sworn to before me this 24 day of JANUARY, 20 07.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

5-4-07

Notary Public

PROPERTY ADDRESS:
2527 BLAIR BOULEVARD
NASHVILLE, TN 37212