THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21365-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,600.00. Affiant Subscribed and sworn to before me, this 20 day of August, 2003. Notary Public My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Edmund Y. Yang 609 Wilson Blvd. Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.04 Parcel No. 151.00

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, **Mark S. Abbett, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edmund Y. Yang, married** ("Grantee"), his 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 609 Wilson Blvd., Nashville, TN, 37215

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 August 20, 2003.

Mark S. Abbett

Kimberly F. Abbett

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark S. Abbett and wife, Kimberly F. Abbett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2003.

Notary Public

My Commission Expires: _____

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

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/27/03 08:34 2pgs
Fees:13.00 Taxes:1796.72
20030827-0124057

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 Block "F" on the Plan of W.M. Cantrells Subdivision as of record in Plat Book 332, page 85, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mark S. Abbett, unmarried by deed dated December 6, 2000 from Carlyle W. Carroll and wife, Jane F. Carroll and Mamie Craig Nischan Heldman of record in Instrument No. 20001208-0121130, Register's Office for Davidson County, Tennessee. Kimberly F. Abbett joins in the conveyance of the above described property to convey any and all marital interst she may have in the property.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Easement of record to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3932, page 703, Register's Office for Davidson County, Tennessee. and
4) All matters of record in appearing on the Plan of record in Plat Book 332, page 85, Register's Office for Davidson County, Tennessee.