THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF** Williamson )

The actual consideration or value, whichever is greater, for this transfer is $***143,500.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 2004.

Notary Public

My Commission Expires: April 6, 2004

Davidson County DEEDWARR
Recvd: 01/29/04 11:07 2pgs
Fees:13.00 Taxes:530.95
20040129-0011132

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| YIASIN CYNTHIA LIN<br>5003 Nevada Avenue<br>Nashville, Tennessee 37209 | AMSOUTH BANK<br>2050 Parkway Office Circle<br>Birmingham, Alabama 35244 | MAP 91-15<br>PARCEL 234 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($***143,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, THOMAS S. PEARSON and wife, JENNIFER E. PEARSON (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto YIASIN CYNTHIA LIN, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 17 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 17 fronts 50.0 feet on the southerly side of Nevada Avenue and runs back between parallel lines 150.0 feet to a dead line.

BEING the same property conveyed to Thomas S. Pearson and wife, Jennifer E. Pearson, by deed from John D. Gerber and wife, Renee Gerber, of record in Book 11438, page 294, Register's Office for Davidson County, Tennessee.

This is improved property known as 5003 Nevada Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of January, 2004.

Thomas S. Pearson by

THOMAS S. PEARSON

BY: Christie Wilson

Christie Wilson
Attorney in Fact

Jennifer E. Pearson

JENNIFER E. PEARSON

BY: Christie Wilson

Christie Wilson
Attorney in Fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas S. Pearson and Jennifer E. Pearson, and acknowledged that she executed the same as the free act and deed of the said Thomas S. Pearson and Jennifer E. Pearson.

WITNESS my hand and seal this 23rd day of January, 2004.

Notary Public

My Commission Expires: 10/12/05