FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Stephanie Rust
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2004

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Stephanie Rust	NEW OWNER	Map 135
609 Ward Circle		Group 14-0-A
Old Hickory, TN 37138		Parcel 88-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Philemon Dawei Chang and wife, Su-Mei Ying Chang hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Stephanie Rust, an unmarried person hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to wit:

Being Lot No. 89, on the Plan of Phase Three, Pinnacle Point, of record in Plat Book 6900, Pages 391-393, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Philemon Dawei Chang and spouse, Su-Mei Ying Chang by deed from Jerome Anthony Reed and spouse, Kimberly Capps Reed, of record in Book 9220, Page 926, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6405, Page 169; Book 7032, Page 733; Book 7067, Page 739; Book 10097, Page 390; Book 7065, Page 959; Instrument 20010504-0046047; Instrument 20010504-0046048; Book 7032, Page 761, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Pages 391-393, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 324 Pocono Road, Antioch, TN 37013

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 29th day of March, 2004.

Philemon Dawei Chang

Su-Mei Ying Chang

Davidson County DEEDWARR
Recvd: 03/31/04 14:53 2pgs
Fees:13.00 Taxes:599.40

20040331-0036413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philemon Dawei Chang and wife, Su-Mei Ying Chang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2004.

My Commission Expires: 1/29/08

NOTARY PUBLIC

