WARRANTY DEED

G-RA-04-2043

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: JAN 27, 2007
(AFFIX SEAL)

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wei Chen	Bank of America	
2043 Castleman Drive #A (ADDRESS)	9000 Southside Blvd. (ADDRESS)	131-6-30
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEANEE W. BAIRD, *UNMARRIED hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WEI CHEN, *UNMARRIED hereinafter called the Grantee(s), their heirs and assigns, that 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. 1-A on the Plan of Zone Lot Division of Lot 1, Overton Hills, of record in Plat Book 6900, page 157, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeanne Wood Hall k/n/a Jeanne W. Baird by Deed dated January 14, 2002 and filed for record on January 15, 2002 in Instrument No. 20020115-0006062, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, page 157 and Book 6813, page 50, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2043 Castleman Drive #A, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of August, 2004.

Jeanee W. Baird

Davidson County DEEDWARR
Recvd: 09/01/04 15:36 2pgs
Fees:13.00 Taxes:1097.05
20040901-0106072

STATE OF Tennessee
COUNTY OF Davidson

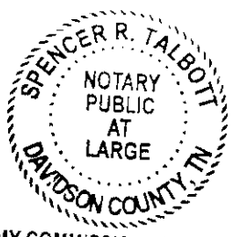
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanee W. Baird, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 27th day of August, 2004.

Notary Public

My Commission Expires:

(SEAL)



MY COMMISSION EXPIRES
JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903