THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23464-09-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $266,524.00. Lawrence Rounds Affiant Subscribed and sworn to before me this 29th day of October, 2004. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Lawrence Rounds, Laurie Ann Rounds 3317 Crystal Springs Ln. Hermitage, TN 37076	**Send Tax Bills To:** Franklin American Mortgage 501 Corporate Ctr. Dr. #400 Franklin TN 37067	**Tax Information:** Map No.171.03-0A Parcel No. 051.00 CO

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, **Chyan-Yi Yeh-Shyr and Yu Shyr**, wife, and husband ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lawrence Rounds and Laurie Ann Rounds, husband and wife** ("Grantee"), their 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 4833 Manassas Drive, Brentwood, TN 37027

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 the 29th day of October, 2004.

Chyan-Yi Yeh-Shyr

Yu Shyr

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Chyan-Yi Yeh-Shyr and Yu Shyr**, 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, at office, this 29th day of October, 2004.

Notary Public

My Commission Expires: _____

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 11/04/04 14:39 2pgs
Fees:13.00 Taxes:986.14

20041104-0133265

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Section Two Fredericksburg, as of record in Plat Book 7900, page 640, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Chyan-Yi Yeh-Shyr and husband, Yu Shyr by deed dated April 27, 1995 from Radnor Homes, Inc. of record in Book 9661, page 192, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid, prorated and assumed by the Grantees .
2. Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 65, amended in Book 9500, page 393, Book 9860, page 840, and in Book 10694, page 541, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45. amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7993, page 269, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 640, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, pages 509 and 807, Register's Office for Davidson County, Tennessee.