THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5409 Maryland Way, Ste. 120 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2005. Notary Public MY COMMISSION EXPIRES: 3-26-05 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/16/05 11:26 2 pgs
Fees:13.00 Taxes:599.40
20050216-0017671

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Wei-Chun Lien	First Horizon Home Loan Corp.	MAP 117-3-A
809 South Lemon Ave.	P.O. Box 7481	PARCEL 80
Walnut, CA 91789	Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Bonnie D. Needham, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Wei-Chun Lien, unmarried**

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 80, on the Plan of Versailles Apartments, of record in Book 5050, page 60, Register's Office for Davidson County, Tennessee, which Plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Bonnie D. Needham, unmarried, by quitclaim deed from Walter L. Harris, unmarried and Pamela D. Needham, unmarried of record in Instrument No. 20020322-0035388, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **3000 Hillsboro Pike #80, Nashville, TN 37215.**

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 my hand this the 14th day of February, 2005.

Bonnie D. Needham, By: Pamela Davis Needham, Attorney In Fact, Pursuant to the Power of Attorney of record as Instrument No. 20050216-0017670, Register's Office of Davidson County, Tennessee.

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 **Pamela Davis Needham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Bonnie D. Needham**, as her Attorney in Fact, as the free act and deed of the within named **Bonnie D. Needham**.

Witness my hand and official seal this the 14th day of February, 2005.

My Commission expires 3-26-05

Notary Public

