This Instrument Prepared By:
Broker's Escrow Services, Inc.,
211 Donelson Pike, Suite 2,
P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 03/10/05 10:50 2 pg
Fees:13.00 Taxes:554.63



20050310-0026584

ADDRESS NEW OWNER:
Lotfy S. Issa
1812 Merritt Street
Old Hickory, Tennessee 37138

SEND TAX BILL TO MORTGAGEE:
JPMorgan Chase Bank, N.A.
1111Polaris Parkway
Columbus, OH 43240

MAP 53-060
GROUP B
PARCEL 32.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Su Yun Lin, un married** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Lotfy S. Issa**, unmarried , hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 75 on the Plan of Phase 4-A, Waterford Subdivision, of record in Plat Book 7900, page 896, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

Being the same property conveyed to Su Yun Lin, unmarried by deed of record in Book 9992, page 183 and Instrument #20021015-0126449, Register's Office for Davidson County, Tennessee.

This is improved property known as 1812 Merritt St., Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 7900, page 896, said Register's Office.
4. Subject to an easement set forth in an instrument of record in Book 2004, page 225, Book 1717 page 30, Common Area Book 715, page 590, said Register's Office.
5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 896, Register's Office for Davidson County, Tennessee.
6. By-Laws contained in an instrument of record in Book 8175, page 583, and Charter in Book 8711, page 701said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon,

is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28th day of February, 2005.

Su Yun Lin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Su Yun Lin, married**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2005.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $149,900.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2005.

NOTARY PUBLIC
My Commission Expires: 6-9-07

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY