SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
~~Franklin TN 37064~~

WARRANTY DEED

DONALD BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2005

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-05

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:
John R. LaPalm	NEW OWNER	Map 098
709 Spinnaker Cove		Group 9-0-A
Hermitage, TN 37076		Parcel 053 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

James L. Edmonds, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John R. LaPalm and wife, Minghua Ou
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. 141 on the Plan of Lakeshore, Phase 3B, as of record in Plat Book 7900, Page 677, 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 James L. Edmonds, an unmarried person, by deed from Custom Built Homes, of record in Book 11229, Page 17, dated November 30, 1998, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7572, Page 669, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 677, 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 709 Spinnaker Cove, Hermitage, TN 37076

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 16th day of August, 2005.

James L. Edmonds

James L. Edmonds

Davidson County DEEDWARR
Recvd: 08/22/05 10:38 2 pgs
Fees:13.00 Taxes:814.00

20050822-0099579

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

Witness my hand and official seal at Simpsonville, South Carolina, this 16th day of August, 2005.

My Commission Expires: 4-16-08

Elaine Steadley
Notary Public

