03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 13th day of January, 2006.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/23/06 11:46 2 pgs
Fees:13.00 Taxes:1073.00
20060123-0008366

03-0512-33255

Address of New Owner:	Send Tax Bills to:	Tax Information
Avery D. Johnson	SunTrust Mortgage, Inc.	172-14-0-A-079
1608 Braebury Circle	201 Fourth Avenue North, 7th Floor	
Nashville TN 37211	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth Kang Ming Wang and wife, Christine Yong Chee Goh, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Avery D. Johnson and Michelle D. Johnson, hereinafter called the Grantees, their successors and assigns, a 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. 26, on the Plan of Section Two, Wexford Downs, of record in Book 9700, Pages 593 & 594, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Kang Ming Wang and wife, Christine Yong Chee Goh by deed from Beazer Homes Corp. d/b/a Phillips Builders, dated April 3, 2001, of record in Instrument No. 20010405-0033451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1608 Braebury Circle, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of January, 2006.

KENNETH KANG MING WANG
BY: CHARLES CURTIS, ATTY IN FACT

Kenneth Kang Ming Wang
By: Charles Curtis, Atty in Fact

CHRISTINE YONG CHEE GOH
BY: CHARLES CURTIS, ATTY IN FACT

Christine Yong Chee Goh
By: Charles Curtis, Atty in Fact

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 Charles Curtis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Kenneth Kang Ming Wang and Christine Yong Chee Goh, and that he is authorized by them to execute this instrument on their behalf.

Witness my hand in Nashville, TN, this 13th day of January, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09