Return to:

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

1st

#312

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of March, 2006.

Notary Public

My Commission Expires: 10/10/09

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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/27/06 14:37 2 pgs
Fees:13.00 Taxes:795.13
20060327-0034747

ADDRESS NEW OWNER(S) AS FOLLOWS:
Louis J. Catignani, IV

1713 Bryce Court
Nashville, Tennessee 37211

SEND TAX BILLS TO:

First Magnus Financial Corp.
7000 N. Mo Pac, Ste 330
Austin, TX 78731

MAP-PARCEL NUMBERS:

172150A22100CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tianlai Tang, and Wife, Chang Hong Dong hereinafter referred to as Grantors, hereby transfers and conveys to Louis J. Catignani, IV, **unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, TN, being Lot No. 180 on the Plan of Holt Woods, Section Twelve, of record in Plat book 9700, Page 723, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tianlai Tang and wife, Chang Hong Dong, by warranty deed from Yazdian Construction, Inc., of record in Book 11334, page 192, Register's Office for Davidson County, Tennessee, dated February 5, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 9700, Page 723, Register's Office of said County.

Restrictions of record in Book 9570, Page 22, Book 11096, page 143, said Register's Office.

By-Laws in book 9570, Page 13, said Register's Office.

Easement of record in Book 10316, page 585, said Register's Office.

Charter of record in book 9570, Page 5, said Register's Office.

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1713 Bryce Court, 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 21st day of March, 2006.

Tianlai Tang

Chang Hong Dong

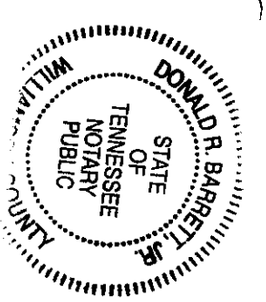
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

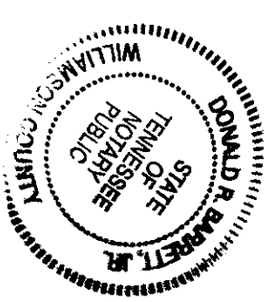
Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tianlai Tang and Chang Hong Dong, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this March 21, 2006.

Witness my hand and official seal this 21st day of March, 2006.

Notary Public

My Commission Expires: 10/10/09





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