THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25214-03-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me this 6th day of April, 2006. Notary Public My Commission Expires:

WARRANTY DEED

My Commission Expires JULY 19, 2008

Address New Owner: J. Herman Kan, Shin-Mei Kan 6204 Palomer Court Nashville, TN 37211	**Send Tax Bills To:** Capital Mortgage Finance Corp. 6310 Stevens Forest Road Columbia, MD 21046	**Tax Information:** Map No.172.10-0B Parcel No. 076.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael S. Haddock and wife, Thelma D. Haddock**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Herman Kan and wife, Shin-Mei Kan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6204 Palomer Court, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, ~~Grantor~~ has executed this instrument on the 6th day of April, 2006.

Michael S. Haddock

Thelma D. Haddock

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael S. Haddock and Thelma D. Haddock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 6th day of April, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 04/11/06 15:23 2 pgs
Fees:13.00 Taxes:1424.50

20060411-0041791

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Christiansted Valley Phase 1, Rev. 1, as of record in Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150, and revised in Instrument No. 20010209-0012852, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael S. Haddock and wife, Thelma D. Haddock by Warranty Deed dated April 12, 2002 from Pete W. Harris, d/b/a Harris Homes of record in Instrument No. 20020423-0050117, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Christiansted Valley Homeowners Association, Inc., of record in Instrument No. 19991221-0305559, amended in Instrument No. 20000728-0074515, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Christiansted Valley Homeowners Association, Inc. of record in Instrument No. 20020916-0112445 and Instrument No. 20050516-0054926, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Christiansted Valley Homeowners Association, Inc. of record in Instrument No. 19991221-0305561, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150, and revised in Instrument No. 20010209-0012852, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20020904-0106659, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 11628, page 8, Register's Office for Davidson County, Tennessee.