Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/06 14:14 2 pgs
Fees:13.00 Taxes:777.00

20060517-0057954

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Gerald T. Reid
Affiant

Subscribed and sworn to before me, this 12th day of May, 2006

Notary Public

MY COMMISSION EXPIRES: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren Leung	Sovereign Bank	117-07-O-D
(NAME)	(NAME)	(MAP)
134 Matthew Lane	1130 Berkshire Blvd	004
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Wyomissing, PA 19610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Gerald T. Reid and wife, Sandra L. Reid, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Warren Leung and wife, Kimberly Leung, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 4 of Park Green, a Condominium, a Horizontal Property Regime, located on Matthew Lane, Nashville, TN, as shown on the plat of Condominium Site Plan, Park Green, Condominium apartments, recorded in Plat Book 6250, page 253, said Register's Office, and described in a Master Deed recorded in Book 6247, page 872, as amended in Book 6453, page 717 and Book 8430, page 364, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Park Green, Condominium Apartments contained in the Master Deed recorded in Book 6247, page 872, as amended in Book 6453, page 717 and Book 8430, page 364, and By-Laws recorded in Book 6247, page 898, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gerald T. Reid and wife, Sandra L. Reid by Warranty Deed from Melissa K. Browne of record in Instrument No. 20040421-0045581, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 134 Matthew Lane, Nashville, Tennessee 37215

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/our hand(s) this 12th day of May, 2006.

Gerald T. Reid
Gerald T. Reid

Sandra L. Reid
Sandra L. Reid

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Gerald T. Reid and Sandra L. Reid with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of May, 2006.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN