PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,780.00

D. Simard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2006

E. Mannix
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~01/24/09~~ 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (B.M.)	MAP - PARCEL NUMBERS:
Eddy Shih-Hsin Yang	Same As New Owner	Map 103
716 Branch Creek Road		Group 10
Nashville, TN 37209		Parcel 21

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

Kristin D. Cason and husband, Tim J. Wise

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Eddy Shih-Hsin Yang and wife, Sarah Yang

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:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Brookside Courts, Addition No. 3, of record in Book 1835, Page 107, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kristin D. Cason, married by deed from Garrett E. Asher and wife, Elizabeth L. Asher, of record in Instrument 200006280064415 and re-recorded in Instrum ent 200008040077659, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 107, said Register's Office.

Joint Driveway Easement in Book 5140, Page 382 & Book 5196, Page 658, Said Register's Office.

The said Tim J. Wise joins in this conveyance to convey any and all marital interest he/she may have in said property.

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 716 Branch Creek Road, Nashville, TN 37209

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 our hands this 15th day of June, 2006.

Kristin D. Cason
Kristin D. Cason

Tim J. Wise
Tim J. Wise

Davidson County DEEDWARR
Recvd: 06/19/06 09:29 2 pgs
Fees:13.00 Taxes:1042.59
20060619-0072420

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristin D. Cason and Tim J. Wise, 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 Brentwood, Tennessee, this 15th day of June, 2006.

My Commission Expires: 1/24/09 _____
NOTARY PUBLIC

