(2)

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

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/23/06 14:35 3 pgs
Fees:18.00 Taxes:965.70
20060623-0075404

W & I Ref: Title No: 47844

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Qing Wu 1424 Trace Ridge Lane Nashville, Tennessee 37221	Suntrust Mortgage 201 Fourth Avenue N. 7th Fl. Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 155160A33800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$261,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger F. Johnson and spouse, Jennifer R. Herrell**, hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Qing Wu** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Traceside, Section Nine of record in Doc. No. 20000103-0000455, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer R. Herrell and husband Roger F. Johnson by deed from Centex Homes, a Nevada General Partnership of record in Doc. No. 20010403-0031916, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20000103-0000455 said Register's Office, which Plan shows a minimum building setback lines and easements to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, By-Laws in Book 9668, page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Jennifer R. Herrell by Roger F. Johnson as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1424 Trace Ridge Lane, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of June, 2006.

Jennifer R. Herrell by Roger F. Johnson, Attorney in Fact

Roger F. Johnson

Jennifer R. Herrell By:Roger F. Johnson, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 14th day of June, 2006, before me the undersigned authority, personally appeared **Roger F. Johnson** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $261,000.00.

Stephanie Speck
Affiant

Sworn and subscribed before me this 14th day of June, 2006

M L Nickernell
Notary Public

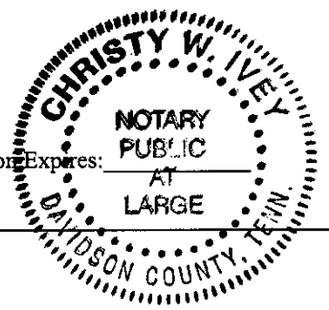
M. L. NICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-9-09

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, **Roger F. Johnson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jennifer R. Herrell**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 2006.



Notary Public

My Commission Expires:_____

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Roger F. Johnson and spouse, Jennifer R. Herrell

TO: Qing Wu

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

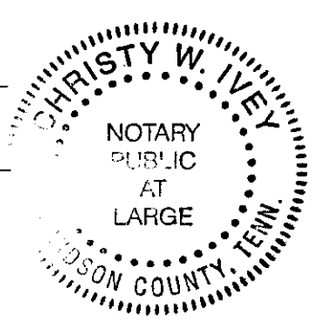
Further the Affiant Saith not.

Roger F. Johnson, Affiant

Sworn to and subscribed before me this
14th day of June, 2006.

Notary Public

My Commission Expires:_____



My Commission Expires JULY 21, 2007