Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/28/06 11:57 2 pgs
Fees:13.00 Taxes:1433.38
20060628-0077318

39-B
File #06-1275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Nien-Huei Jiang and wife, Xiao-Ru Wang, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jennifer Champion, 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 the north 1/2 of Lot. No. 112 on the Map of the North Part of Noel's Subdivision of Watkins Grove, as of record in Plat Book 547, Page 156, Register's Office for said County, described as follows:

Said part of lot fronts 100 feet on the westerly side of Hord Street, now Stokesmont Road, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Nien-Huei Jiang and wife, Xiao-Ru Wang by deed from Jeffrey A. Jones, married, dated January 4, 2002, of record in Inst. No. 20020109-0003612, Register's Office for Davidson County, Tennessee. Xiao-Ru Wang and Elizabeth Xiao-Ru Wang are one and the same.

Said Nien-Huei Jiang warrants that the Power of Attorney executed by Elizabeth Xiao-Ru Wang dated June 16, 2006 and recorded herewith has not been terminated, remains valid, and that Elizabeth Xiao-Ru Wang is the same person as Xiao-Ru Wang and is my spouse.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3435 Stokesmont Road, Nashville TN, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 27th day of June, 2006

X _____
Nien-Huei Jiang

X _____
Xiao-Ru Wang
By Nein-Huei Jiang, atty-in-fact by _____
atty in fact

State of Tennessee)
County of Davidson)

On this 27th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nien-Huei Jiang, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) ~~to be~~ the person(s) described in ~~and who~~ executed the foregoing instrument, and acknowledged the ~~execution as a free act and deed.~~

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

On this 27th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Nien-Huei Jiang, the to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elizabeth Xaoi-Ru Wang a/k/a Xaio-Ru Wang acknowledged that ~~such person~~ executed as the ~~free~~ act and deed of Elixabeth Xiao-Ru Wang a/k/a Xiao-Ru Wang.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 387,400.00.

Affiant

Sworn and subscribed before me on this the 27th day of June, 2006.

Carol A. Clawson
Notary Public

My Commission Expires: 3-20-10

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW OWNER:
Jennifer Champion
3435 Stokesmont Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
117 07 0 129.00

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067