Davidson County DEEDWARR
Recvd: 06/30/06 09:54 2 pgs
Fees:13.00 Taxes:925.00
20060630-0078308

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2006.

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My commission expires: 9.22.07

03-0606-33776

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brian Pinardi	Countrywide HOme Loans	142-13-0-B-137
1645 Glenridge Drive	3011 Armory Drive #120	
Nashville TN 37221	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sanwu Wang, erroneously referred to as Sanwa Wang on the prior deed of record, and wife, Xiaojuan Li, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Pinardi, an unmarried man, and Mary Whittington, an unmarried woman, as tenants in common with expressed rights of survivorship, hereinafter called the Grantees, their successors 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. 137, on the Plan of First Revision Riverside, Phase 3, of record in Instrument No. 20010404-0032691, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sanwa Wang and wife, Xiaojuan Li by deed from Rochford Realty & Construction Company, dated June 15, 2005, of record in Instrument No. 20050628-0073889, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1645 Glenridge Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of June, 2006.

Sanwu Wang

Xiaojuan Li

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sanwa Wang and Xiaojuan Li, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of June, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

