WINDMILL TITLE, LLC
201 SEABOARD LANE, SUITE 102
FRANKLIN, TENNESSEE 37067

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2006.

Notary Public
My commission expires: 7-19-08

07-0606-82826

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Koa Wei Chiu 6521 Chessington Drive Nashville TN 37221	SunTrust Mtg Inc 201 4th Ave N, 7th Fl Nashville, TN 37219	155-8-C-234.00

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, **Manuel S. Leal and wife, Lourdes M. Oteiza**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Koa-wei Chiu and wife, Karen Elizabeth Chiu**, 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. 234, on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, Pages 339-347 and Book 7900, Pages 888 & 889, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Manuel S. Leal and wife, Lourdes M. Oteiza by deed from Anthony J. Miracle and wife, Jennifer L. Miracle, dated 2-25-04, of record in Instrument No. 20040302-0023250, 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 6521 Chessington 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.

Davidson County DEEDWARR
Recvd: 07/19/06 10:29 2 pgs
Fees:13.00 Taxes:943.50
20060719-0086949

WITNESS my hand this 6th day of July, 2006.

Manuel S. Leal

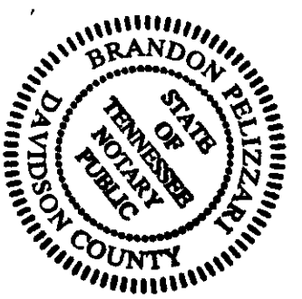
Lourdes M. Oteiza

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Manuel S. Leal and Lourdes M. Oteiza, 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 Franklin, TN, this 6th day of July, 2006.

Brandon Pelizzari
State of Tennessee at Large



My Commission expires:
5/22/10