Box 17

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/06 13:36 3 pgs
Fees:18.00 Taxes:684.50

20060720-0087753

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Nanjun Wu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 2006

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/14/09 (AFFIX SEAL)

LAURA A. BEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nanjun Wu (NAME) | SAME (NAME) | MAP 104-14D |
| 2710 LINMAR AVENUE (ADDRESS) | (NAME) | PARCEL 2 |
| NASHVILLE, TN 37215 (CITY) (STATE) (ZIP) | (ADDRESS) (CITY) (STATE) (ZIP) | |

FOR AND 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, Sankar Muthukrishnan and wife, Kamalam Muthukrishnan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nanjun Wu and wife, Huijuan Li

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:

Lot 2, Plan of Linmar Place II Condominiums, as shown on plat of record in Plat Book 7599, page 408, in the Register's Office, Davidson County, Tennessee, to which plat reference is herby made for a more particular description of said property.

Being the same property conveyed to Sankar Muthukrishnan and wife, by deed dated 8/31/95 from Linda L. Michael of record in Instrument No. 20040713-0083315, Register's Office for Davidson County, TN.

Kamalam Muthukrishnan joins in this conveyance to convey any interest she may have as the wife of Sankar Muthukrishnan.

Subject to restrictions of record in Book 3873, page 966, and Book 9810, page 981 said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 7599, page 408, said Register's Office.

Subject to Master Deed establishing a Horizontal Property Regime of record in Book 7599, page 347, said Register's Office.

CONTINUED

This is improved ( X ) property, known as 2710 Linmar Avenue, Nashville, TN 37215 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 hand s this 26th day of June, 2006

Sankar Muthukrishnan
Sankar Muthukrishnan

Kamalam Muthukrishnan by Sankar Muthukrishnan.
Kamalam Muthukrishnan

By Sankar Muthukrishnan by Power of Attorney of record in Instrument No. 20060720-0087752 Register's Office for Davidson County, TN

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 Sankar Muthukrishnan

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2006.

Commission expires 11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On June 26, 2006, before me personally appeared Sankar Muthukrishnan to me known to be the person who executed the foregoing instrument in behalf of Kamalam Muthukrishnan and acknowledged that he executed same as the free act and deed of said Kamalam Muthukrishnan for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 2006.

My Commission Expires:

11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Laura A. Beasley
Notary Public

LEGAL DESCRIPTION CONTINUATION

Subject to utility easement of record in Book 4740, page 21, and easement for placement and maintenance of building of record in Book 8354, page 426, said Register's Office.

Subject to shared driveway agreement of record in Book 7374, page 802, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.