Prepared by: + return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $480,000.00

B. Curry
Affiant

Subscribed and sworn to before me, this 22nd day of September, 2006.

Notary Public
My commission expires: 1/23/10

STATE OF TENNESSEE NOTARY PUBLIC WILEY

Davidson County DEEDWARR
Recvd: 09/27/06 14:28 2 pgs
Fees:13.00 Taxes:1776.00
20060927-0119707

02-0608-45077

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael SanClemente 4016 Aberdeen Road Nashville TN 37205	New Owner	103-8-252 103-8-252

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, Bryan E. Flowers and wife, Margaret T. Flowers, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael SanClemente and wife, Peishan Tsai, 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. 28 of Block H, on the Plan of Cherokee Park, Second Section, of record in Plat Book 547, Pages 175-176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan E. Flowers and wife, Margaret T. Flowers by deed from Gary Wayne Cordell and wife, Kathleen C. Cordell, dated 4-25-96, recorded 4-26-96, of record in Book 10028, Page 758, Register's Office for Davidson County, Tennessee.

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 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 4016 Aberdeen Road, Nashville, TN 37205

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 22nd day of September, 2006.

Bryan E. Flowers

Margaret T. Flowers

By: Bryan E. Flowers
Byran E. Flowers, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bryan E. Flowers, 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 Brentwood, TN, this 22nd day of September, 2006.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Williamson

On this 22nd day of September, 20 06, before me personally appeared Bryan E. Flowers, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Margaret T. Flowers and who acknowledged that he executed the same as the free act and deed of said Margaret T. Flowers

WITNESS my hand, at office, this 22nd day of September, 20 06.

Notary Public
My commission expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.