Mail to:

Davidson County DEEDWARR
Recvd: 11/13/06 10:34 3 pgs
Fees:13.00 Taxes:364.45

20061113-0140144

#462

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Milton R. Harlan	Countrywide Home Loans, Inc	Map 150-050-
705 Luann Court	3011 Armory Dr, Ste 120	Parcel 386.00
Antioch, TN 37013	Nashville, TN 37204	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **WiseNet Group, Inc., a Tennessee corporation, Trustee of The Luann Group Land Trust, with full power to sell, encumber, mortgage or otherwise convey without joinder of any beneficiary,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Milton R. Harlan, married,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1-B, on the Plan of Zone lot Division of Lots 1 and 2, Cherry Hills, Section 12, of record in Plat Book 6250, page 174, amended in Plat Book 6250, page 976, said Register's Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to WiseNet Group, Inc., Trustee ofThe Luann Group Land Trust by quitclaim deed from Hsing Liu and Fanny Chen of record in Instrument No. 20060331-0036415, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 6436, page 644 and in Book 6250, page 976, said Register's Office.**
3. **Agreement of record in Book 4550, page 876, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Book 6250, page 174 and in Plat Book 6250, page 976, said Register's Office.**

This is improved property commonly known as: 705 Luann Court, Antioch, TN 37013.

FILE BOX 45

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $98,500.00

Affiant

Subscribed and sworn to before me this 10th day of November, 2006.

Notary public:

My Commission Expires: 3/31/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of **November, 2006**.

The Luann Group Land Trust

By: WiseNet Group, Inc., Trustee

By: Director

Fanny Chen, Director

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **Fanny Chen** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged **herself** to be the **Director** of **WiseNet Group, Inc., Trustee, of The Luann Group Land Trust** and that **She** executed the foregoing instrument for the purpose therein contained, by signing the name of the **corporation** by **Herself** as the **Director.**

WITNESS my hand and official seal at Nolensville, Tennessee, this 10th day of **November, 2006.**

Notary Public

My Commission Expires: 03/31/2007

