WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

P-06-521-1

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann E. Braun	Ann E. Braun (NAME)	
5736 Pinewood Rd. (ADDRESS)	5736 Pinewood Rd. (ADDRESS)	104-11-123
Franklin, TN 37064 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SINAN CHEN AND WIFE, JUN LIN CHEN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANN E. BRAUN, hereinafter called the Grantees, their heirs and assigns, that 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. 2 on the plan of Block Five on the Plan of Fairfax Place, of record in Book 547, page 133,137 & 138, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sinan Chen and wife, Jun Lin Chen, by Deed from Ruby Page Morton, unmarried, dated May 8, 2000, of record in Instrument Number 200005110047906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan of record in book 547, Pages 133,137 & 138, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 521 Fairfax Ave., Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 11/20/06 09:40 2 pg
Fees:13.00 Taxes:1069.30

20061120-0143520

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 my/our hand(s) this 16th day of November, 2006.

Sinan Chen by JL - as Attorney in Fact

Sinan Chen by Jun Lin Chen as
Attorney in Fact

Jun Lin Chen

STATE OF Tennessee
COUNTY OF Williamson

On this the 16th day of November, 2006, before me personally appeared Jun Lin Chen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sinan Chen, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 16th day of November, 2006.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Jun Lin Chen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th day of November, 2006.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027