THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26126-12-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Steven Cai Affiant Subscribed and sworn to before me this 25th day of January, 2007. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Steven Cai, Chee Ying Kwong 1517 Clayton Avenue Nashville, TN 37212	**Send Tax Bills To:** RMC Vanguard Mortgage Corp 1111 North Loop West Ste #250 Houston, TX 77006	**Tax Information:** Map No.117.08-0C Parcel No. 003.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lori E. Stone Badgett**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Cai and wife, Chee Ying Kwong** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1517 Clayton Avenue, Nashville, TN 37212

Jonathan Russel Badgett joins in this conveyance to convey any and all martial interest he may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of January, 2007.

Lori E. Stone Badgett

Jonathan Russel Badgett

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lori E. Stone Badgett**, and Jonathan Russel Badgett 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, at office, this 25th day of January, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC
A. C. LARGE
Richard Morgan
Commission Expires
JULY 25, 2009
TENNESSEE

Davidson County DEEDWARR
Recvd: 01/31/07 14:05 2 pgs
Fees:13.00 Taxes:1369.00

20070131-0012952

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of Clayton Place Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 2001026-0106312, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Lori E. Stone by deed dated 05/18/2001 from F. Don Montgomery, Jr., married of record in Instrument No. 20010522-0052971, Register's Office for Davidson County, Tennessee. Lori E. Stone having married and now being known as Lori E. Stone Badgett.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Clayton Place Homeowners' Association of record in Instrument No. 20001026-0106311, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Clayton Place Condominiums, of record in Instrument No. 20001026-0106312, Register's Office for Davidson County, Tennessee.
4. Easement for parking of record in Instrument No. 200003150026781, Register's Office for Davidson County, Tennessee.