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Davidson County DEEDWARR
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20070207-0016388

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
475876 007306
Natalie Powers

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
ROBERT L. CHEN et ux	FIRST HORIZON HOME LOAN CORP.	*131-12-0-016.00*
(NAME) 1123 Lipscomb Drive	*(NAME)* 1555 W. Walnut Hill Lane, #200	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37204	*(STREET ADDRESS)* Irving, Texas 75038	
(CITY) (STATE) (ZIP)	*(CITY) (STATE) (ZIP)*	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jamie W. Rudisill and Edgar N. Rudisill, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT L. CHEN and wife, BEVERLY M. ZAK *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF TENNESSEE
COUNTY OF DAVIDSON *The actual consideration or value whichever is greater, for this transfer is $* 455,000.00

Affiant _____

Subscribed and sworn to before me this the 2 *day of* JUNE, 2006

Notary Public _____

My commission expires:
7/29/2006 *(Affix Seal)*

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

This is unimproved ( ), known as 1123 Lipscomb Drive, Nashville, TN 37204 improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 2nd *day of* June, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jamie W. Rudisill

Jamie W. Rudisill

Edgar N. Rudisill

Edgar N. Rudisill

STATE OF
COUNTY OF

Personally appeared before me, Joan M. West, *a Notary Public in and for said County and State, Jamie W. Rudisill, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 29 *day of* March, 2006.

Joan M. West

Notary Public
My Commission Expires: 9/22/07

(This area for official notarial seal)

JOAN M. WEST NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, Joan M. West, *a Notary Public in and for said County and State, Edgar N. Rudisill, the within named bargainor* married *(fill in marital status), 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 29th *day of* March, 2006.

Joan M. West

Notary Public
My Commission Expires: 9/22/07

(This area for official notarial seal)

JOAN M. WEST NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Exhibit "A"

Being Lot No. 26 on the Plan of Lea Gran Estates of record in Plat Book 2083, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 148 feet on the broken southerly margin of Lipscomb Drive and extends back 221 feet on the easterly line and 272.9 feet on the west line to a dead line in the rear, measuring 194.7 feet thereon.