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Davidson County DEEDWARR
Recvd: 02/15/07 09:06 3 pgs
Fees:18.00 Taxes:355.20
20070215-0019129

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of February, 2007, by and between BRYANT T. CHAN and JENNIFER S. SAM, HUSBAND AND WIFE, hereinafter called Grantors, and JONATHAN STEELE, A MARRIED MAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BRYANT T. CHAN and JENNIFER S. SAM, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JONATHAN STEELE, A MARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2316/2318 COOPER TERRACE A&B, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Bryant T. Chan
BRYANT T. CHAN
Signature of Seller

Jennifer S. Sam
JENNIFER S. SAM
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BRYANT T. CHAN and JENNIFER S. SAM, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, **this** 8 **day of February, 2007.**

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE
NOTARY PUBLIC AT LARGE
DENISE C. ALLIS

Name and Address of Property Owner:

JONATHAN STEELE
6655 Palm Ave. #18
Riverside, CA 92506

Property Address:

2316/2318 COOPER TERRACE A&B, NASHVILLE, TN 37216
Person Responsible for Taxes:
Bear Stearns Residential Mortgage Corporation
1211 E. Dyer Road #110
Santa Ana, CA 92705

Map & Parcel #: MAP 073-9, PARCEL 253

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$96000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8 day of **February, 2007.**

Notary Public

My Commission Expires: 11/21/07

ROGER SPROCHI
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TN.

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

06-7957

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 27 of Cooper Lane Estates of record in Plat Book 5200, Page 567, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to BRYANT T. CHAN and JENNIFER S. SAM, HUSBAND AND WIFE, by Warranty Deed from Albert L. Davis and wife, Doris Knowles Davis, of record in Instrument Number 20050304-0042064, Register's Office for DAVIDSON, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 073-9, PARCEL 253).
2. All City REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 073-9, PARCEL 253).

3. All matters as set forth on the Plan of record in Plat Book 5200, Page 567, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.