Return to:
REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood. TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$316,000.00~~ $316,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/07 14:12 2 pgs
Fees:13.00 Taxes:1169.20

20070424-0048884

R-CLR-07-5940

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stanley Chiang	Countrywide Home Loans	
5940 Hitching Post Lane (ADDRESS)	801 Crescent Center Dr. #510 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	172-14-A-40.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS ROBISON, JR. AND MARIAN D. ROBISON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STANLEY CHIANG, UNMARRIED, hereinafter called the Grantee(s), 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. 135 ON THE PLAN OF WEXFORD DOWNS, SECTION ONE, AS OF RECORD IN BOOK 9700, PAGES 308 AND 309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO THOMAS ROBISON, JR. AND WIFE, MARIAN D. ROBISON BY WARRANTY DEED FROM BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION, RECORDED ON THE 9TH DAY OF FEBRUARY, 1998 IN DEED BOOK 10787, PAGE 809, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 9700, Page 308 & 309; Covenants, Conditions and Restrictions of record in Book 10292, Page 51 and amended in Book 10792, Page 822 and Instrument No. 20000810-0079498; Charter of HOA of record in Book 10500, Page 444; Easement to Nashville Gas of record in Book 10359, Page 615; Boundary Plat of record in Book 9700, Page 221; Storm Water Detention Agreement of record in Book 10357, Page 925; Quitclaim Deed to HOA for commons of record in Book 10937, Page 789 and Book 10937, Page 791; Deed of Conveyance of record in Book 11201, Page 766, Book 11444, Page 149 and Book 11444, Page 177, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5940 Hitching Post Lane, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of April, 2007.

Thomas Robison, Jr.

Marian D. Robison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Robison, Jr. and Marian D. Robison, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615) 383-2903