Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kok Hai Tan
266 Wallace Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
P. O. Box 2153
Birmingham, AL 35287-2520

MAP 147-4
GROUP
PARCEL 88.00

Davidson County DEEDWARR
Recvd: 05/03/07 15:40 2 pgs
Fees:13.00 Taxes:482.85
20070503-0053424

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Herman E. Jacobs and wife, Betty Y. Jacobs,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kok Hai Tan and wife, Lea Wa Yap,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 244 on the Plan of Hillbrook, Section 4, of record in Plat Book 3842, page 7, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Herman E. Jacobs and wife, Betty Y. Jacobs by deed from Myron W. Anderson and wife, Leanne K. Anderson of record in Book 5073, page 785, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **266 Wallace Road, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **13th** day of **April, 2007.**

Herman E. Jacobs

Betty Y. Jacobs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Herman E. Jacobs and wife, Betty Y. Jacobs**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of April, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $130,500.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of April, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008