BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/07 08:30 2 pgs
Fees:13.00 Taxes:518.00
20070507-0054193

State of Tennessee)
County of Davidson)

G#3590-7

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
RYAN J. DELAHANTY and JINGQIONG KANG	**"NEW OWNERS"**	**Map 104-14-0-C Parcel 005.00co**
2709 Linmar Avenue, No. 5		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES L. DELAHANTY, JR., and LINDA SUE DELAHANTY, TRUSTEES OF THE JAMES L. L. DELAHANTY, JR., AND LINDA SUE DELAHANTY REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 11, 2005

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN J. DELAHANTY and wife, JINGQIONG KANG

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 Unit No. 5, together with the appurtenant interest in the common elements of Linmar Place, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6892, Page 724, amended in Book 7213, Page 129, and in Book 7374, Page 800, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

BEING the same property conveyed to James L. Delahanty and wife, Linda Sue Delahanty, by Warranty Deed dated October 28, 2002, from Nancy Salguero, unmarried, of record in Instrument No. 20021031-0133398, Register's Office for Davidson County, Tennessee. And further conveyed to The James L. Delahanty, Jr., and Linda Sue Delahanty Revocable Living Trust Agreement dated February 11, 2005, by Quitclaim Deed dated March 8, 2005, from James L. Delahanty, Jr., and Linda Sue Delahanty, husband and wife, of record in Instrument No. 20050315-0028246, said Register's Office.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Linmar Place Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is IMPROVED (__X__) unimproved (____) property, known as: __2709 Linmar Avenue, No. 5, Nashville, TN 37215__.

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 **1st** day of **May, 2007.**

J. L. Delahanty Jr. TRUSTEE

JAMES L. DELAHANTY, JR., TRUSTEE OF THE JAMES L. DELAHANTY, JR., AND LINDA SUE DELAHANTY REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 11, 2005

Linda Sue Delahanty TRUSTEE

LINDA SUE DELAHANTY, TRUSTEE OF THE JAMES L. DELAHANTY, JR., AND LINDA SUE DELAHANTY REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 11, 2005

STATE OF MICHIGAN)
COUNTY OF Ogemaw)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES L. DELAHANTY, JR., and LINDA SUE DELAHANTY, TRUSTEES of The James L. Delahanty, Jr., and Linda Sue Delahanty Revocable Living Trust Agreement dated February 11, 2005,** the bargainor, 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 and official seal at West Branch (City), Michigan, this **1st** day of **May, 2007.**

Margaret Winslow
Notary Public

My Commission Expires: 5-20-2012

MARGARET WINSLOW
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OGEMAW
MY COMMISSION EXPIRES MAY 20, 2012
ACTING IN OGEMAW COUNTY