BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/07 08:34 2 pgs
Fees:13.00 Taxes:888.00

20070525-0062341

State of Tennessee)
County of Davidson)

G#20532-2

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2007.

Notary Public

My commission expires: 5/02/11

(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
BRIAN ROGER SULLIVAN	**"NEW OWNER"**	**Map 104-11-0-E Parcel 010.00co**
3303 Cherry Tree Circle		
Austin, TX 78731		

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,

WILLIAM WANG and wife, RUBY WANG

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

BRIAN ROGER SULLIVAN, a married person

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 10-J of the Portland Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Portland Place Condominiums, of record in Book 6557, Page 261, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6557, Page 270, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Portland Place Condominiums, as set out on Exhibit "B" to the Master Deed of record in Book 6557, Page 261, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to William Wang and wife, Ruby Wang, by Warranty Deed dated May 20, 2004, from Philip T. Lee and wife, Katherine D. Lee, of record in Instrument No. 20040524-0060467, and by Instrument of Correction of record in Instrument No. 20070525 0062340, Register's Office for Davidson County, Tennessee.

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 Portland 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 is being executed in behalf of William Wang and wife, Ruby Wang, pursuant to a Power of Attorney executed by them on the 10th day of March, 2007, of record in Instrument No. 20070525 0062339, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **2114 Portland Avenue, Nashville, TN 37212**.

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 **22nd** day of **May, 2007.**

William Wang
WILLIAM WANG

By: Erik E. Wang Atty in fact
ERIK E. WANG, ATTORNEY-IN-FACT

Ruby Wang
RUBY WANG

By: Erik E. Wang Atty in fact
ERIK E. WANG, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **ERIK E. WANG,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **WILLIAM WANG and wife, RUBY WANG,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **WILLIAM WANG and wife, RUBY WANG,** for the purpose therein contained, by signing the name of **WILLIAM WANG and wife, RUBY WANG,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **May, 2007.**

Notary Public

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 3/22/09