THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 06/04/07 10:35 2 pgs
Fees:13.00 Taxes:1221.00

20070604-0065902

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

John Warren Steen, Jr.
Affiant

Subscribed and sworn to before me this 31st day of May 2007.

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:

9.30.09

ADDRESS OF NEW OWNER
James W. Tsoi
6511 Currywood Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO
Same

MAP & PARCEL NOS.
MAP 115-10-0
PARCEL 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, John Warren Steen, Jr. and wife, Dorothy L. Steen, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto James W. Tsoi, and wife, Tina Soo, ~~tenants in entirety~~, (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:

BEING Lot No. 217, on the Plan of West Meade Estates, Section 1, of record in Book 2663, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to John Warren Steen, Jr. and wife, Dorothy L. Steen from Phyllis B. Chankalian by deed dated December 19, 1969, of record in Book 4388, Page 183, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6511 Currywood Drive, Nashville, Tennessee 37205

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.

GRANTORS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the plan of West Meade Estates, Section 1 of record in Book 2663, Page 110, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of May 2007.

John Warren Steen, Jr.

Dorothy L. Steen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Warren Steen, Jr. and Dorothy L. Steen, the 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 and official seal at Nashville, Tennessee, this 31 day of May 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY