RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-07500154

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/07 10:47 2 pgs
Fees:13.00 Taxes:758.50
20070619-0073142

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
15th day of JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **TING CHANG**<br>**712 FATHERLAND STREET**<br>**NASHVILLE, TN 37206** | Ting Chang<br>704 Boscobel St,<br>Nashville, TN 37206 | **082-16-0-245.000** |

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,

**FRANK W. JOHNSON, UNMARRIED**

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

**TING CHANG,** Unmarried

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. 67 on the Plan of J. S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 67 fronts 50.0 feet on the southeasterly margin of Fatherland Street and extends back between parallel lines 210.0 feet to an alley.**

**Being the same property conveyed to Frank W. Johnson, an unmarried man by Warranty Deed from J. Todd Crank and Glenn J. San Marco, both unmarried, dated 3-10-04 and recorded 3-18-04 in Instrument Number 200403180030726, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as **712 FATHERLAND STREET, NASHVILLE, TN 37206**
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 our hands this 15TH day of JUNE, 2007.

Frank W. Johnson by Cindy Evans, Attorney-in-Fact
**FRANK W. JOHNSON BY CINDY EVANS, 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, the within named the bargainor(s) 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 at _____, Tennessee, this 15 day of JUNE, 2007.

Commission Expires:_____ _____
Notary Public

---

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2007.

Commission Expires:_____ _____
Notary Public

---

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of June, 2007, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Frank W. Johnson as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Frank W. Johnson.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of June, 2007.

Commission Expires:_____ _____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010