THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **245,400.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF July 2007. Notary Public MY COMMISSION EXPIRES: May 24, 2009 (AFFIX SEAL)

PRISCILLA G. LIPSCOMB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diana T.. Wilker	Regions Mortgage	MAP 118-1
1113 Halcyon Ave.	2050 Parkway office Cr	PARCEL 149
Nashville, TN 37204	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Philip Q. Bao**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diana T. Wilker and Neil Alden** Niel Alden

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 number 43 on the Plan of Idlewild, as of record in Book 161, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed i Philip Q. Bao by deed dated August 15, 2001 and recorded as instrument number 20010816-0088785, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **1113 Halcyon Ave., Nashville, TN 37204.**

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 hand( ) this the 20th day of July, 2007.

Philip Q. Bao

Davidson County DEEDWARR
Recvd: 08/01/07 12:59 2 pgs
Fees:13.00 Taxes:907.98
20070801-0091380

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Philip Q. Bao** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of July, 2007.

My Commission expires 1-13-2010

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine Mancini, Notary Public
Shaler Twp., Allegheny County
My Commission Expires Jan. 13, 2010
Member, Pennsylvania Association of Notaries

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of July, 2007.

My Commission expires _____

_____
Notary Public