Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $144,900.00

Gina Carraday
Affiant

Subscribed and sworn to before me, this 17th day of August 2007.

Notary Public
My commission expires:

My Commission Expires November 22, 2010

Davidson County DEEDWARR
Recvd: 08/23/07 16:13 2 pgs
Fees:13.00 Taxes:536.13
20070823-0101200

Address of New Owner:	Send Tax Bills to:	Tax Information
Aaron Chen	Franklin American Mortgage Co.	120-05-0-077.00
733 Greymont Drive	501 Corporate Centre Drive, Ste 400	
Nashville, TN 37217	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael W. Smiley and wife Delia Smiley,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Aaron Chen and Abigail Chen, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 114, SECTION 2, GLENCLIFF ESTATES, as shown on plat of record in Plat Book 1130, Pages 77 and 78, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Tennessee Equity Holdings, Inc. to Michael W. Smiley as recorded on the 13th day of February, 2006 in Instrument No. 20060213-0016943; Special Warranty Deed from Bank of New York as Trustee for the Certificate Holders of CWABS 2003-05 to Tennessee Equity Holdings, Inc. as recorded on the 13th day of February, 2006 in Instrument No. 20060213-0016942; Trustee's Deed from Aaron L. Squyres as Successor Trustee and Leslie Garrett as Co-Trustee to Bank of New York as Trustee for the Certificate Holders of CWABS 2003-05 as recorded on the 31st day of October, 2005 in Instrument No. 20051031-0130787 and Warranty Deed from Alpha Sanda Inglis and Tammy Sue Inglis to Christopher King and wife, Allison King as recorded on the 1st day of July, 2003 in Instrument No. 20030701-0090721, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. 2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, GLENCLIFF ESTATES, as recorded in Plat Book 1130, Page(s) 77 and 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1424, Page 77 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 4) The following note is incorporated herein for information purposes only and is not part of the

exceptions from coverage (Schedule B-II of the commitment and Schedule B-I of the policy):

The following deed(s) affecting said land were recorded within Twenty four (24) months of the effective date of this commitment: Warranty Deed recorded at Instrument No. 20060213-0016943; Special Warranty Deed recorded at Instrument No. 20060213-0016942; Trustee's Deed recorded at Instrument No. 20051031-0130787 and Warranty Deed recorded at Instrument No. 20030701-0090721

This property is improved property known as 733 Greymont Drive, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 17th day of August, 2007.

Michael W. Smiley

Delia Smiley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael W. Smiley and Delia Smiley**, the bargainor(s), 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 Franklin, Tennessee, this the 17th day of August, 2007.

Notary Public

My Commission expires: 11-22-2010

FILE NO: TN2007070521

My Commission Expires November 22, 2010