WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11.2210

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Neng Lan	Lehman Brothers Bank, FSB	Map 075
4228 Rachel Donelson Pass	327 Inverness Drive South	Group 11-0-A
Hermitage, TN 37076	Englewood, CO 80112	Parcel 101.00-CO

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

Jeffrey G. Bixenman, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Neng Lan, 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. 127, on the Plan of First Revision, Phase Four - A, Heritage Meadows, of record in Instrument 20020123-0009310, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey G. Bixeman, unmarried, by deed from David A. Boender, unmarried, of record in Instrument 20050602-0062242, said Register's Office.

This conveyance is subject to all matters appearing on the plan of record in Instrument 20020123-0009310, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Instrument 200206240075432, Book 10337, page 102 and Book 10337, page 123, said Rgister's Office.

Power of Attorney of record in Instrument 20020123-0009310, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4228 Rachel Donelson Pass, Hermitage, TN 37076

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 19th day of December, 2007.

Jeffrey G. Bixenman By: Original Attorney in Fact

Jeffrey G. Bixenman

Davidson County DEEDWARR
Recvd: 02/06/08 09:58 2 pgs
Fees:13.00 Taxes:765.90

20080206-0012280

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, R.G. Grizzard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jeffrey G. Bixenman as his Attorney in Fact as the free act and deed of the within named Jeffrey G. Bixenman.

Witness my hand and official seal at Nashville, Tennessee the 19th day of December, 2007.

My Commission Expires: 11-22-10

Notary Public

