THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Rudy Title and Escrow Co.** **2012 21st Ave. South** **Nashville, TN 37212** **FTEC File No. 27363-01-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me this 25th day of February, 2008. Notary Public My Commission Expires: 11/22/09

Davidson County DEEDWARR
Recvd: 02/27/08 10:11 2 pgs
Fees:13.00 Taxes:1091.50
20080227-0019117

WARRANTY DEED

Address New Owner: Sharon L. Tognietti 59 Vaughns Gap Road Nashville, TN 37205	**Send Tax Bills To:** Countrywide Bank, FSB 3011 Armory Drive, Suite 120 Nashville, TN 37204	**Tax Information:** Map and Parcel No.:129150055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ying Ming Lin and wife, Fu Mei Lin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sharon L. Tognietti, an unmarried woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 59 Vaughns Gap Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of February, 2008.

Ying Ming Lin

Fu Mei Lin

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ying Ming Lin and Fu Mei Lin**, 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, at office, this 25th day of February, 2008.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section 2, Warner Park Valley, as of record in Plat Book 3600, page 20, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ying Ming Lin and wife, Fu Mei Lin by deed dated January 19, 1979 from Frank Villa and wife, Marie G. Villa of record in Book 5387, page 781, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 3600, page 20, Register's Office for Davidson County, Tennessee.