Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

39-B
File #08-1184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Song Hai Chen and spouse, Fang Lin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anne B. Pernell and Rudolph A. Pernell, Jr. wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Burton HIlls Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Song Hai Chen and spouse, Fang Lin by deed from Joe B. Holder, Jr.,and wife, Susan R. Holder and Mary Dee Holder Bradshaw, married dated July 23, 2004 of record in Inst. No. 20040728-0090107, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 61 Brookhill Circle, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of June, 2008.

Song Hai Chen

Fang Lin

Davidson County DEEDWARR
Recvd: 06/26/08 14:10 2 pg
Fees:13.00 Taxes:1607.65

20080626-0066023

State of Tennessee)
County of Davidson)

On this 24th day of June, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Song Hai Chen and Fang Lin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 434,500.00.

Affiant

Sworn and subscribed before me on this the 24th day of June, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Anne B. Pernell
61 Brookhill Circle
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
Wells Fargo Bank NA
2701 Wells Fargo Way
Minneapolis, MN 55467

TAX MAP-PARCEL #:
131-6-B-36