BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

Davidson County DEEDWARR
Recvd: 09/19/08 13:24 3 pgs
Fees:18.00 Taxes:1017.50
20080919-0095828

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
591165 588207
Liz Barber

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Albert M. Johnston	(NAME) Regions Mortgage	104-150-427.00
(STREET ADDRESS OR ROUTE NUMBER) 2012 Beechwood Avenue	(STREET ADDRESS) P.O. Box 2153	
(CITY) (STATE) (ZIP) Nashville, TN 37212	(CITY) (STATE) (ZIP) Birmingham, AL 35287	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Yunlong Gu and Jianqiu Wang, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Albert M. Johnston, an unmarried man the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 275,000.00

Affiant Janice Gibbins

Subscribed and sworn to before me this the 15 day of September 2008

Notary Public

My commission expires: 1-9-12
(Affix Seal)

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 1-09-2012

This is unimproved ( ), known as 2012 Beechwood Avenue, Nashville, TN 37212
improved X

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 9th day of August, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Yunlong Gu

Yunlong Gu

Jianqiu Wang

Jianqiu Wang

STATE OF
COUNTY OF

Personally appeared before me, Yunlong Gu, a Notary Public in and for said County and State, Yunlong Gu, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of August, 2008.

Notary Public
My Commission Expires: 7/24/10

MORGAN LOMAX
STATE OF
(This area for official notarial seal)
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, Jianqiu Wang, a Notary Public in and for said County and State, Jianqiu Wang, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of August, 08.

Notary Public
My Commission Expires: 7/24/10

MORGAN LOMAX
STATE
(This area for official notarial seal)
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Estate of Daniel McIntyre, Sr. of record in Plat Book 3, Page 30, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the northerly margin of Beechwood Avenue approximately 201.8 feet from the easterly margin of Hillsboro Road (now 21st Avenue South) and running in a northerly direction 166.36 feet along and with the easterly margin of Lot No. 3 of said subdivision to a propose alley; thence an easterly direction along the margin of said alley 60.135 feet to the westerly margin of Lot No. 5; thence in a southerly margin 164.22 feet along the westerly margin of Lot No. 5 to the northerly margin of Beechwood Avenue; and thence 60 feet in a westerly direction along the northerly margin of Beechwood Avenue to the point of beginning.

Being the same property conveyed to Jianqiu Wang by deed from Cumberland Trust & Investment Company, Sherry Corlew and Joan Cunningham, Co-Trustees of the Cunningham Survivors Trust, dated July 6, 2001, Robert Q. Cunningham, David C. Cunningham, Phillip Cunningham and John Q. Cunningham of record as Instrument No. 20071011-0120838, in the Register's Office for Davidson County, Tennessee, dated October 1, 2007.