Return To: **Elite Title Company** #609047

109 West Park Drive
Suite 350
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***200,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20090054299 DEEDWARR
Recvd: 08/10/09 09:51 2 pgs
Fees:13.00 Taxes:740.00
20090810-0074846

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 30th day of July, 2009.

Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER

Nicklaus P. Dong
234 40th Avenue, North
Nashville, Tennessee 37209

SEND TAX BILLS TO

Branch Banking & Trust
223 West Nash Street
Wilson, NC 27893

MAP & PARCEL NOS.

MAP 091-16-0
PARCEL 357.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($***200,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Emily F. Bryan, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Nicklaus P. Dong, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2, Block 32, on the Plan of Charlotte Park Company's Second Addition, Extended, as of record in Book 547, page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Emily F. Rosencranz, a single person, by Warranty Deed dated November 30, 2004, from Doris Hudgens and Allison Hines of record as Instrument No. 20041201-0142883 in the Register's Office for Davidson County, Tennessee; the said Emily F. Rosencranz having since married Ian Bryan and is now known as Emily F. Bryan.

Ian Bryan, spouse of Emily F. Bryan, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 234 40th Avenue, North, Nashville, Tennessee 37209.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's Second Addition, Extended, of record in Book 547, page 14, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of July, 2009.

Emily F. Bryan

By: Christie Wilson
Attorney in Fact

Ian Bryan

By: Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Emily F. Bryan and Ian Bryan and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Emily F. Bryan and Ian Bryan.

WITNESS my hand and official seal this 30th day of July, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY