(1)

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

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

Notary Public
My commission expires:

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee
Notary Public
Williamson County

My commission expires November 21, 2012

05-0907-64689

Address of New Owner:	Send Tax Bills to:	Tax Information
Jianchun Chen 7916 Harpeth View Drive Nashville TN 37221	New Owner	142-13-0-B-171.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John J. Woods and Terri L. Hayes-Woods, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jianchun Chen and wife, Lu Chen, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 171, on the Plan of First Revision, Riverside, Phase 3, of record in Instrument No. 20010404-0032691, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John J. Woods and Terri L. Hayes-Woods, husband and wife by deed from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, dated June 21, 2001, recorded July 18, 2001, of record in Instrument No. 20010718-0076234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7916 Harpeth View Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090055104 DEEDWARR
Recvd: 08/12/09 12:35 2 pgs
Fees:13.00 Taxes:795.50
20090812-0075976

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

John J. Woods

Terri L. Hayes-Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John J. Woods and Terri L. Hayes-Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TN, ~~this~~ 30th ~~day of~~ July, 2009.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010