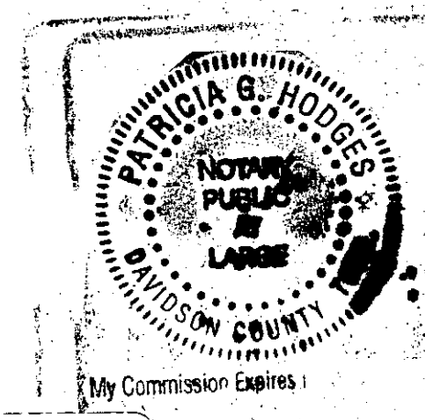


STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $25,000.00 (Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 25th day of February, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES: 5/8/2012

(NOTARY SEAL)

BILL GARRETT, Davidson County
Trans:T20100014100 DEEDWARR
Recvd: 03/09/10 16:07 2 pgs
Fees:13.00 Taxes:92.50
20100309-0018222

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hung Chen 6108 Stillmeadow Dr. Nashville, TN 37211	Hung Chen 6108 Stillmeadow Dr Nashville, TN 37211	071-04-0 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANNE MARIE McCLANAHAN, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HUNG CHEN, MARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS 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. 324 on the Final Plan of Joywood Heights, Section 2 of record in Plat Book 1130, Page 92 and 93, in the Register's Office for Davidson County, Tennessee, and described as follows:Said Lot fronts 60 feet on the westerly side of Jones Avenue and runs back between parallel lines 193 feet to a dead line.

Being the same property conveyed to Roy L. McClanahan and Anne Marie McClanahan, as tenants in common by quitclaim deed from Roy L. McClanahan and wife, Anne Marie McClanahan of record in Instrument No. 20010530-0055647, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy L. McClanahan and Anne Marie McClanahan, by deed from Virginia Ruth Agee, a widow of record in Book 7041, page 183, in the Register's Office for Davidson County, Tennessee.

Roy L. McClanahan having since died on November 24, 2009, a resident of Davidson County, Tennessee, and being survived by his spouse, Anne Marie McClanahan..

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (**X**) UNIMPROVED	Property known as: **2606 JONES AVENUE** **NASHVILLE,TN37207**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

WITNESS, this 25th day of February, 2010

Anne Marie McClanahan

Anne Marie McClanahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of February, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Anne Marie McClanahan** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of February, 2010.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission Expires: 2/2/2013

LTSR Number:

GTE File: 2010