Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $23,000.00

Richard Watkins
Affiant

Subscribed and sworn to before me, this 15th day of March, 2010.

Karen McCalla
Notary Public
My commission expires: 5-31-11

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1003-46872

Address of New Owner:	Send Tax Bills to:	Tax Information
Leng Seng 1622 11th Avenue North Nashville TN 37208	NEW OWNER 3916 CLIFFSIDE DR. CHRISTIANA, TN 37037	081-12-0-082.00

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, Christopher E. Mulwa and wife, Melania M. Mulwa, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leng Seng and wife, Amy Seng, 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. 375, on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the 'Town of McGavock', of record in Book 21, Page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher E. Mulwa and wife, Melania M. Mulwa by deed from John N. Kawinzi and wife, Stephanie H. Kawinzi, dated February 10, 1995, recorded February 14, 1995, of record in Book 9595, Page 245, 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 1622 11th Avenue North, Nashville, TN 37208

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:T20100015610 DEEDWARR
Recvd: 03/17/10 12:19 2 pgs
Fees:13.00 Taxes:85.10
20100317-0020042

WITNESS my hand this 15th day of March, 2010.

Christopher E. Mulwa

Melania M. Mulwa

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher E. Mulwa and Melania M. Mulwa, 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 15th day of March, 2010.

State of Tennessee at Large

My Commission expires
1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON