RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100022456 DEEDWARR
Recvd: 04/15/10 13:32 2 pgs
Fees:13.00 Taxes:814.00
20100415-0028529

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2010.

NOTARY PUBLIC

My commission expires:

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES FERGUSON 3300 East Lake Drive Nashville, TN 37214	Same address as new owner	MAP 108-12-0-225.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY THOUSAND AND NO/100 ($220,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ANDRIAN SILITONGA, a married man,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JAMES FERGUSON, an unmarried man,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 71, as shown on the map entitled the Plan of Trailwood, Section 5, of record in Plat Book 6900, pages 477, 478, and 479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Andrian Silitonga, a married man by deed from Federal National Mortgage Association aka Fannie Mae dated 5/14/08 and filed for record on 5/23/08 of record in Instrument Number 200805230053069 Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on plat of record in Plat Book 6900, page 477; to any and all restrictive covenants and easements of record; all of the Register's Office for Davidson County, Tennessee.
>
> This is improved property being known and designated as 3300 East Lake Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are not yet due or payable and will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

I, **HUI YANG,** wife of the aforesaid **ANDRIAN SILITONGA,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property as the wife of the aforesaid **ANDRIAN SILITONGA.**

WITNESS MY HAND, this the 9th day of April, 2010.

ANDRIAN SILITONGA

HUI YANG

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Andrian Silitonga and Hui Yang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of April, 2010.

Notary Public

My commission expires: JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010