THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 22490-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ching F. Wong 27 Fairway Dr. Nashville, TN 37214	New Owner	Map 095-12 Parcel 088

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ROYAL ELM PROPERTIES, a Tennessee general partnership composed of Richard M. Stockstill and Donald Babcock, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHING F.WONG, hereinafter the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Royal Elm Properties, a partnership composed of Richard M. Stockstill and Donald Babcock, by deed from Senior Citizens, Inc., of record in Book 8221, page 253, said Register's Office.

THIS is improved property, known as 2501 Lakeland Dr., Nashville, Tennessee 37214.

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; and Grantor covenants with the said Grantee that it 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 set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its successors and assigns, 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.

BILL GARRETT, Davidson County
Trans:T20100030959 DEEDWARR
Recvd: 05/24/10 10:04 4 pgs
Fees:23.00 Taxes:814.00
20100524-0039674

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20 day of May 2010.

ROYAL ELM PROPERTIES
a Tennessee general partnership

By: _____
Richard M. Stockstill, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard M. Stockstill with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General Partner of ROYAL ELM PROPERTIES, a Tennessee general partnership, the within named bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 20 day of May, 2010.

_____
Notary Public
My Commission Expires: 2/24/10

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

_____
Affiant

Subscribed and sworn to before me this
20 day of May, 2010.

_____
Notary Public
My commission expires 2/24/13

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

EXHIBIT "A"
Legal Description

Being a tract of land lying in Davidson County, Tennessee, and being partly shown on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set on the easterly right-of-way line of McGavock Pike at a corner common with Charles E. Robinson, as of record in Deed Instrument 20011121-127903, said Register's Office.

Thence with the easterly right-of-way line of McGavock Pike, North 23 deg 32 min 04 sec East, 32.81 feet to an iron rod set;

Thence along a curve to the left with an arc length of 46.83 feet, the radius of which is 1215.43 feet, the central angle of which is 02 deg 12 min 27 sec, the chord of which is North 22 deg 25 min 50 sec East, 46.83 feet to an iron rod set at the intersection of the southerly right-of-way line of Lakeland Drive;

Thence with the southerly right-of-way line of Lakeland Drive along a curve to the right with an arc length of 32.21 feet, the radius of which is 25.00 feet, the central angle of which is 73 deg 49 min 19 sec, the chord of which is North 81 deg 19 min 20 sec East, 30.03 feet to an iron rod set;

Thence South 61 deg 46 min 00 sec East, 95.61 feet to an iron rod set;

Thence along a curve to the right with an arc length of 197.66 feet, the radius of which is 225.00 feet, the central angle of which is 50 deg 20 min 00 sec, the chord of which is South 36 deg 36 min 00 sec East, 191.36 feet to an existing concrete monument;

Thence South 11 deg 26 min 00 sec East, 35.10 feet to an existing concrete monument;

Thence along a curve to the left with an arc length of 97.07 feet, the radius of which is 475.00 feet, the central angle of which is 11 deg 42 min 34 sec, the chord of which is South 17 deg 34 min 42 sec East, 96.91 feet to an existing concrete monument;

Thence South 21 deg 26 min 23 sec East, 15.32 feet to an existing concrete monument at a corner common with Juan Fonseca, as of record in Book 8437, Page 945, said Register's Office;

Thence leaving the Southerly right-of-way line of Lakeland Drive with the Northerly property line of Juan Fonseca, South 52 deg 35 min 49 sec West, 58.94 feet to an existing concrete monument;

Thence South 49 deg 30 min 00 sec West, 261.57 feet to an existing iron rod;

Thence with the easterly property line of Juan Fonseca, North 18 deg 17 min 24 sec West, 106.73 feet to an existing iron rod at a corner common with the easterly right-of-way line of McGavock Pike;

Thence with the easterly right-of-way line of McGavock Pike and the easterly property line of said Charles E. Robinson, North 03 deg 22 min 24 sec West, 366.97 feet to the point of beginning, containing 104,541 square feet (2.40 acres more or less).

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2010 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee.

(c) Easement for telephone line as reference in that instrument of record in Book 981, Page 473, said Register's Office.

(d) Easement for electric power lines of record in Book 2017, Page 592 and Book 2145, Page 20, said Register's Office.

(e) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4281, Page 219, said Register's Office.