This Instrument prepared by
and after recording return to:
Jennifer S. Ghanem, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100070763 DEEDWARR
Recvd: 11/08/10 11:43 3 pgs
Fees:18.00 Taxes:666.00
20101108-0089396

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Steve R. Darnell and **Barbara J. Darnell** **2964 Gatewood Lane** **Clarksville, Tennessee 37043**	**Same**	**131-11-0-054.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Alexandre Bonnin and Hsiao Huei Wu** (the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantors, by **Steve R. Darnell and wife Barbara J. Darnell** (the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Being Lot No. 13, on the Plan of Seven Hills Subdivision, Section I, as shown by Plat Book 2133, Page Number(s) 81-82, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

Being the same property conveyed to Alexandra Bonnin a/k/a Alexandre Bonnin and Hsiao Huei Wu by deed from Rena Boyd, a widow, recorded 7/18/2005 of record in Instrument No. 20050729-0088794, Register's Office for Davidson County, Tennessee. Said conveyance having since been corrected by Scrivener's Affidavit of record as Instrument No. 20101108-0089392, said Register's Office.

This is improved property commonly known as: **1323 Harding Place, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenants with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have

committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors does hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 5th day of November, 2010.

Alexandre Bonnin

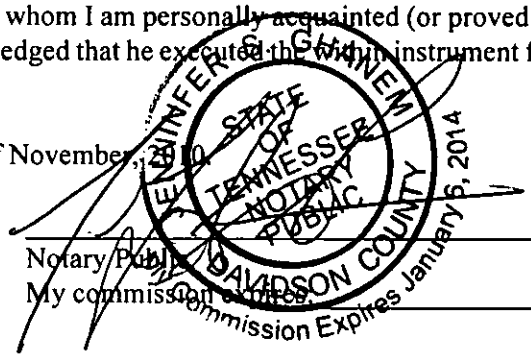
Hsia Hui Wu, by ABon, attorney in fact

Hsiao Huei Wu
By Alexandre Bonnin, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Alexandre Bonnin**, the within named bargainors, 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, at office, this 5th day of November, 2010.



Notary Public
My commission expires

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 5th day of November, 2010, before me personally appeared **Alexandre Bonnin** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Hsiao Huei Wu** acknowledged that he executed the same as the free act and deed of Hsiao Huei Wu.

Witness my hand, at office, this 5th day of November, 2010.

Notary Public
My commission expires:

JENNIFER S. CHANEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $180,000.00.

Affiant

Sworn to and subscribed before me this
5th day of November, 2010.

Notary Public
My Commission Expires:

JENNIFER S. CHANEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014