WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF , MARCH 2012,

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

LRCS Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 03/20/12 10:33 2 pgs
Fees:13.00 Taxes:323.75
20120320-0023478

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KHUI CHENG	REGIONS BANK MORTGAGE	147-04-0-152.00
(NAME)	(NAME)	
287 RICHBRIAR RD	2050 PARKWAY OFFICE CIRCLE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **ANDREW PARDUE JR. AND WIFE, MARTHA J. PARDUE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KHUI CHENG AND WIFE, CHERRY NGAI AWI,** 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(s) 271, as shown on the map entitled the Plan of Hillbrook, Section 5, of record in Plat Book 3700, page 73, 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 ANDREW PARDUE JR. AND WIFE, MARTHA J. PARDUE, by deed from ROBERT D. ROBINSON AND WIFE, APRYLE D. ROBINSON, of record in Book 9736, page 42, dated July 18, 1995, said Register's Office. Being furthered conveyed to ANDREW PARDUE, JR. AND WIFE, MARTHA L. PARDUE (Amend middle initial), by Quitclaim Deed of record in Book 11151, page 301, dated September 28, 1998, said Register's Office

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 and assigns forever, and we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this 6 day of March, 2012.

Andrew Pardue by
Martha J Pardue by POA

ANDREW PARDUE JR. BY MARTHA J. PARDUE BY POA

STATE of Tennessee
COUNTY of Davidson

Personally before me personally appeared MARTHA J. PARDUE, to me known to be the person who executed
the foregoing instrument on behalf of ANDREW PARDUE as ATTORNEY IN FACT and who acknowledged that he executed the same as the free act and deed of the said ANDREW PARDUE

Witness my hand and Official Seal this 6 day of March, 2012

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Mary J Rucker
Notary Public

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **MARTHA J. PARDUE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 6 day of March, 2012

My Commission Expires: MAR - 0 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Mary J Rucker
Notary Public

Martha J Pardue
MARTHA J. PARDUE

Please return to

LRCS
Logue Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary J Rucker
Notary's Signature

My Commission Expires: MAR 10 2012