BILL GARRETT, Davidson County
Trans:T20120085495 DEEDWARR
Recvd: 11/08/12 11:26 3 pgs
Fees:18.00 Taxes:170.20

20121108-0103223

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $46,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2012.

Notary Public
My commission expires: 11/22/14

04-1210-54503

Address of New Owner:	Send Tax Bills to:	Tax Information
Huidong Wang 1512 Denise Court Antioch TN 37013	~~Same as new owner~~ * 145 Broadwell Cir Franklin, TN 37067 *Huidong Wang	148-07-0-074.00

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, Edward R. LaPoska, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Huidong Wang, married, 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. 809, on the Plan of Section Eight, Cherokee Hills, of record in Book 3700, Page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward R. LaPoska by deed from Gus Leon Lewis, dated June 24, 1985, recorded June 28, 1985, of record in Book 6594, Page 484, Register's Office for Davidson County, Tennessee.

This instrument is being executed pursuant to Durable General Power of Attorney Including Health Care Decisions of record in Instrument No. 20050908-0108307, 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 1512 Denise Court, Antioch, TN 37013

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.

WITNESS my hand this 31st day of October, 2012.

Edward R. LaPoska by Holly M. Perry attorney-in-fact
Edward R. LaPoska
By: Holly M. Perry, Attorney-in-fact

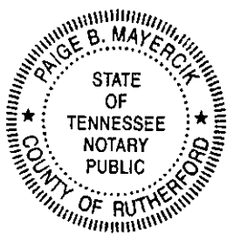
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Holly M. Perry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Edward R. LaPoska and that she is authorized by Edward R. LaPoska to execute this instrument on his behalf.

Witness my hand in Smyrna, Tennessee, this 31st day of October, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14



Prepared by:
Realty Title & Escrow Co., Inc.
599 Sam Ridley Pkwy., West, Suite 100
Smyrna, TN 37167

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney recorded ~~simultaneously with the subject document~~ in Instrument No. 20050908-0108307, Register's Office for Davidson County, Tennessee.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no actual knowledge or notice of any termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Holly M. Perry
Holly M. Perry

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holly M. Perry, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, TN, this 31st day of October, 2012.

Paige B. Mayerick
Notary Public

My Commission Expires:
11/22/14

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD