THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157
file box 8/jcb

ADDRESS NEW OWNER:
Daoxing Xia
906 Woodmont Blvd.
Nashville, Tennessee 37204

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
118-10
76
16DA-3145

WARRANTY DEED

BOOK 6732 PAGE 261

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas D. Ward and wife, Joanna Kim Lee Ward hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Daoxing Xia and wife, Chenglan Pan hereinafter called the Grantee, Grantee's 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, Tennesse, being the westerly 50 feet of Lot No. 50 and the easterly 50 feet of Lot No. 49 on the plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for said County, and further described according to a Mortgage Loan Inspection by John Kohl & Co. dated September 7, 1982 as follows:

SAID parts of said Lots Nos. 49 & 50 together front 100 feet on the northerly margin of Woodmont Boulevard and extend back 330 feet more or less on the westerly line and 295 feet more or less on the easterly line to the Old Glendale Car Line in the rear, measuring 132.3 feet more or less thereon.

BEING the same property conveyed to Thomad D. Ward and wife, Joanna Kim Lee Ward by deed from Loretta Catherine Grace, Mary Evelyn Grace and Elden George Grace, Jr., of record in Book 5953, page 326, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

Thomad D. Ward and Thomas D. Ward one and the same person.

This is (un)improved property, known as 906 Woodmont Blvd., Nashville, Tennessee 37204.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 10th day of December, 1985.

Joanna Kim Lee Ward

Thomas D. Ward

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of December, 1985, before me personally appeared Thomas D. Ward and wife, Joanna Kim Lee Ward, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6732 PAGE 262

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 93,900.00 .

Daoxing Xia
Affiant

Subscribed and sworn to before me, this the 10th day of December, 1985 .

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Thomas D. Ward and wife, Joanna Kim Lee Ward

to:
Daoxing Xia

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24295

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN.
JAMES H. WILKINS REGISTER

85 DEC 11 AM 10:42

E 2009

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6732 PAGE 263

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			95[illegible].40- CONT.	
			244.14 CSTAX	
			.50 PRFE-	
			6.00 WDED	
			CHECK- 250.64-	
			5137A12/11/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60023

IDENTIFI REFERENCE

DEC 11 10 07 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 200142