274

BOOK 9566PG462

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF January, 19 95

Notary Public

MY COMMISSION EXPIRES July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ping Cao	NationsBanc Mortgage Corporation	128-11
(NAME)	(NAME)	
552 Holt Valley Road	P.O. Box 630005	14
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, TX 75263-0005	9D 26773
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Francis G. Cummings and wife, Sharon R. Cummings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ping Cao and husband, Qin Feng Li

HEREINAFTER CALLED THE GRANTEES, 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 No. 27 on the Plan of Holt Meadows, of record in Book 4300, page 174, Register's Office for said County.

Said Lot No. 27 fronts 75.00 feet on the northwesterly margin of Holt Valley Road and extends back 143.59 feet on the northeasterly line and 150.53 feet on the southwesterly line to a dead line in the rear, measuring 62.20 feet thereon.

Being the same property conveyed to Francis G. Cummings and wife, Sharon R. Cummings by deed from Roger D. Olson and wife, Christine A. Olson of record in Book 5004, page 436, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4767, page 930, said Register's Office.

This conveyance is subject to any and all existing easements of record.

23612 IDENTIF. ↑ REFERENCE

95 JAN -9 AM 8:14
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 552 Holt Valley Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 5th day of January 19 95

Francis G. Cummings

Sharon R. Cummings By: Francis G. Cummings Attorney in Fact

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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 Francis G. Cummings

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 5th day of January, 19 95.

Commission expires July 27, 1996

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this, 5th day of January, 1995, personally appeared before me, Linda S. Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Sharon R. Cummings and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 5th day of January

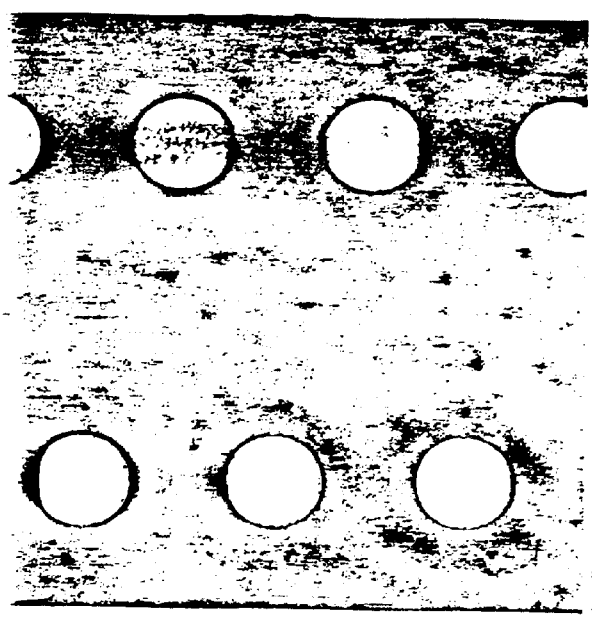
LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires _____

My Commission Expires JULY 27, 1996

3078 01/09 0101 03CHECK 332.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

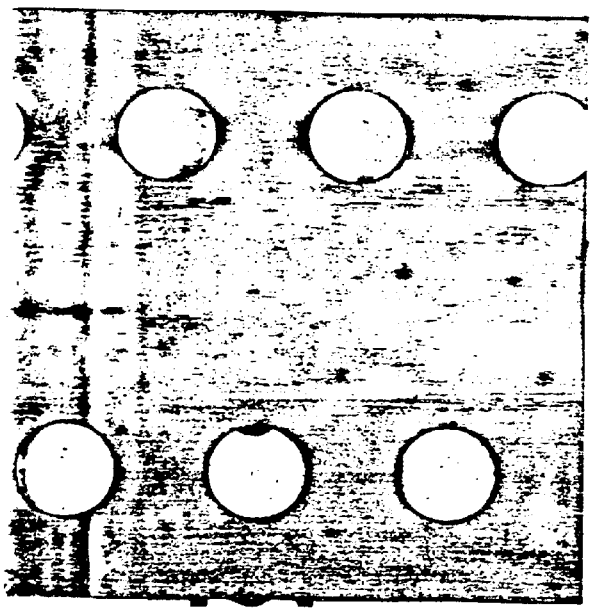
RECEIVED OF _____

FOR _____

BOOK 9566PG464

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



CAMT 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

01/09/95 01 08:13 0001 0078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23612
IDENTIF. ↑ REFERENCE

95 JAN -9 AM 8:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 869941