This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10034 PG 46

ADDRESS NEW OWNER:
Zhiheng Pei and Liying Yang Pei
2707 Barton Avenue
Nashville, Tennessee 37212

SEND TAX BILL:
To Owner

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 104-11
GROUP
PARCEL 371

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Yi-Wei Tang and wife, Hai-Jing Li, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Zhiheng Pei and wife, Liying Yang ~~Pei~~ Y, 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. 2-B on the Plan of Lots 1 and 2 zone lot division resubdivision of Lots 73 and 74, Bransford Realty Co's Subdivision of the Edgar Jones Home Place, of record in Book 5190, page 549, as amended in Book 6250, page 668, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2-B fronts 47.13 feet on the southerly margin of Barton Avenue and extends back 109.92 feet on the easterly line and 110.00 feet on the westerly line to a dead line in the rear, measuring 44.02 feet thereon.
>
> Being the same property conveyed to Yi-Wei Tang and wife, Hai-Jing Li by deed from Eugene V. Sahr and spouse, Nedra H. Sahr, as of record in Book 8686, page 596, Register's Office for Davidson County, Tennessee.

This is improved property known as 2707 Barton Avenue, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. All matters shown on the Plan of record in Book 5190, page 549, as amended in Book 6250, page 668, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Zhiheng Pei and wife, Liying Yang ~~Pei~~ Y, their heirs and assigns, forever; and we, Yi-Wei Tang and wife, Hai-Jing Li, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of April, 1996.

BOOK 10034 PG 47

Yi-Wei Tang

Hai-Jing Li

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Yi-Wei Tang and wife, Hai-Jing Li, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of April, 1996.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 112,000.00.

AFFIANT

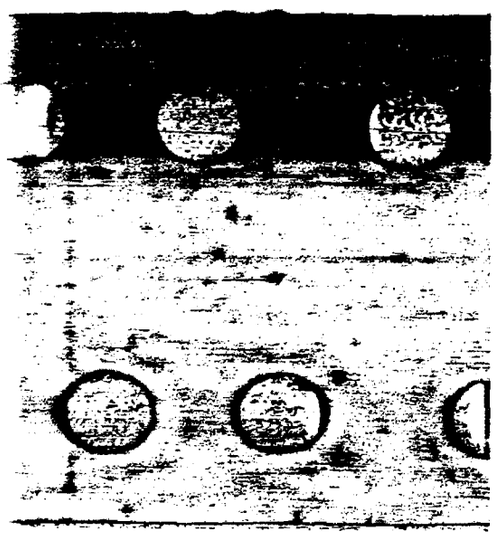
Subscribed and sworn to before me
this 26th day of April, 1996.

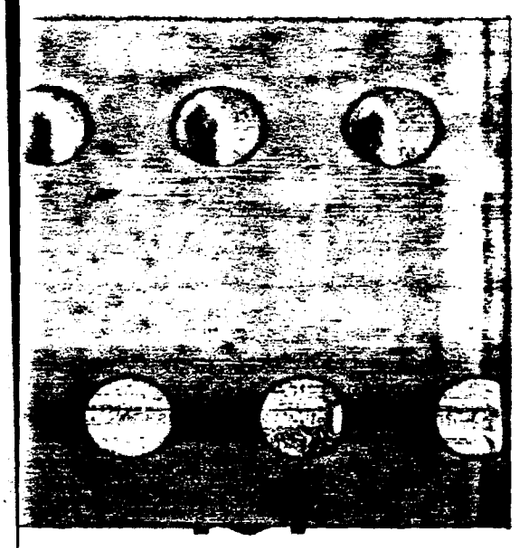
June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 07/27/96

0117056

IDENTIF. 96 MAY FELIX Z. DAVIDSON

5496 05/01 0101 03CHECK 423.40





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10034 PG 48

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
				112000.00
				CON TX 414.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 423.40
				CHECK 423.40
			05/01/96 01	13:22 0001 6496

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177056
IDENTIF. ← REFERENCE

96 MAY -1 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034533