WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10514 PG 738
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ZHI YU FANG	SUNTRUST BANK, NASHVILLE, N.A.	MAP 118-9
(NAME)	(NAME)	
1113 CLIFTON LANE	P.O. BOX 305110, 7th FLOOR	PARCEL 255
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37204	NASHVILLE, TENNESSEE 37230-5110	
(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, MING S. SUN AND WIFE, LIN SUN DING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ZHI YU FANG AND WIFE, MING SU

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. 7-B, Zone Lot Division of Lots 2,3,4,5, and 7, Granclift Subdivision of record in Book 6250, Page 305, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ming S. Sun and wife, Lin Sun by deed from C. Roger Conner and wife, Melanie Conner of record in Book 9062, Page 645, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 6250, Page 305, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1113 CLIFTON LANE, NASHVILLE, TENNESSEE 37204
(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 27th day of June 19 97

MING S. SUN

LIN SUN DING

BOOK 10514 PG 739

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 MING S. SUN AND WIFE, LIN SUN DING

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 NASHVILLE, Tennessee, this 27th day of June, 19 97.

Commission expires 11/22/97

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_____.

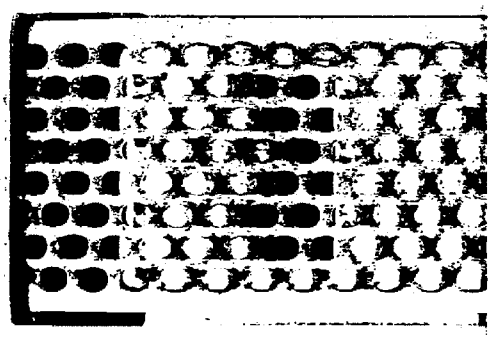
My commission expires _____

_____
Notary Public

0322230
IDENTIF. & REFERENCE

97 JUL -2 AM 10:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0027 07/02 0402 03CHECK 460.75



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

RECEIVED OF _____

FOR _____

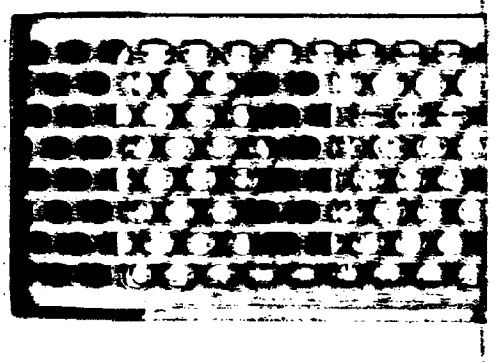
BOOK 10514 PG 740

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
127500.00
CON TX 471.75
PRFEE 1.00
WDEED 8.00
TOTAL 480.75
CHECK 480.75

07/02/97 01 11:01 0001 0027
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0322230
IDENTIF. ↑ REFERENCE

97 JUL -2 AM 10:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169808