35

WARRANTY DEED

File No: 00284199

BOOK 10610 PG 304

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mingzhi Zhang	First American Nat'l Bank	Map 104-11
[NAME]	[NAME]	
2705 Barton Avenue	POB 290396	
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville Tn 37212	Nashville TN 27229-0396	Parcel 223
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Joshua Livnat and Shoshana Livnat

have this day bargained and sold, and do hereby transfer and convey unto the said Mingzhi Zhang and wife, Suwan Wang

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE
DAVIDSON COUNTY

} The actual consideration or value which ever is greater,
} for this transfer is $ 152,000.00

Affiant

Subscribed and sworn to before me, this the day of , 19

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 24, 2001

unimproved ( )

This is improved (X) property known as 2705 Barton Avenue, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15TH day of SEPTEMBER, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joshua Livnat

Shoshana Livnat

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STATE OF New York
COUNTY OF New York

Personally appeared before me JOSHUA LIVNAT and SHOSHANA LIVNAT, a Notary Public in and for said County and State Joshua Livnat and Shoshana Livnat

the within named 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 _____,
this 11th day of September, 19 97.

GAIL GLICKMAN NOTARY PUBLIC STATE OF NEW YORK

Gail Glickman Notary Public

Commission expires 12/31/97

GAIL GLICKMAN
Notary Public, State of New York
No. 41-4748264
Qualified in Queens County
Commission Expires December 31, 1997

STATE OF
COUNTY OF

Before me, _____, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____,
this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

97 SEP 16 AM 11:17
FELICE A. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

03488986

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

9097 09/16 0101 03CHECK 575.40

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 2-A on the Plat of Lots 1 and 2 Zone Lot Division Resubdivision of Lots 73 and 74, Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 6250, page 668, to which plat reference is made for a more complete description.

Being the same property conveyed to Joshua Livnat and Shoshana Livnat by deed from George Hubert Moore and wife, Janice L. Moore, of record in Book 6711, page 253, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10610 PG 307

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 152000.00
CON TX 562.40
PRFEE 1.00
WDEED 12.00
TOTAL 575.40
CHECK 575.40

09/16/97 01 11:16 0001 9097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03488986
IDENTIF. ↑ REFERENCE

97 SEP 16 AM 11:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1198527