Bk 44

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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $154,000.00 **AFFIANT** Subscribed and sworn to before me, this 30th day of January, 1998. Notary Public My Commission Expires: 11-27-99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Wensi Sun and Xiaohong Wang 1008 Milesdale Drive Nashville, TN 37204	SunTrust Bank, Nashville, N.A. P.O. Box 305101 Nashville, TN 37230-5110	132-9-11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN KNIGHT SNOW, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WENSI SUN AND WIFE, XIAHONG WANG** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Lealand Heights of record in Book 2330, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Knight Snow by deed from Joan F. Lee, Administrator c.t.a. of the Estate of Robert Edwin Rummel, deceased, of record in Book 8002, page 862, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2330, page 862, Register's Office for said County.

3. Easement granted to the City of Nashville by deed of record in Book 2485, page 13, Register's Office for Davidson County, Tennessee.

This is improved property known as 1008 Milesdale Drive, 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, her heirs and assigns, forever; and she covenants with the said Grantors that she 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 further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantors, their heirs and assigns, against the lawful claims of all person 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 hands this 30th day of January, 1998.

Susan Knight Snow SKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN KNIGHT SNOW**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of January, 1998.

Notary Public

My Commission Expires: 11/27/99

03961164
IDENTIFICATION REFERENCE
98 FEB -2 PM 3:36
8534 02/02 0101 03CHECK 578.80

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

RECEIVED OF _____

FOR _____

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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	
	154000.00
CON TX	569.80
PRFEE	1.00
WDEED	8.00
TOTAL	578.80
CHECK	578.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 0001 8534

IDENTIF. # REFERENCE 0396164

98 FEB -2 PM 3:36

REGISTER
DAVIDSON COUNTY, TN.

No. 1249102