PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40598
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jin H. Shen Xuemei Ge 2706 Oakland Avenue Nashville, TN 37212	SunTrust Bank, Nashville, N.A. P.O. Box 305110 Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 117-04-169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 170,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Louise Patton, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jin H. Shen and spouse, Xuemei Ge,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 39 and 12 1/2 feet of Lot No. 40 on the map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County.

SAID Lot No. 39 and part of Lot No. 40 front together 62 1/2 feet on the easterly side of Oakland Avenue and run back between parallel lines 170 feet more or less, to an alley.

BEING the same property conveyed to Linda Louise Patton by deed from Bobbye Flippo Thomas and Theresa Fielder of record in Book 9347, page 719, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters shown on the Plan of record in Plat Book 421, Page 101, said Register's Office; Restrictive covenants of record in Book 5011, page 751, said Register's Office.

This is improved property, known as: 2706 Oakland Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 1999.

Linda Louise Patton

State of Indiana
County of Marion

On this 5th day of January, 1999, before me the undersigned authority, personally appeared **Linda Louise Patton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: June 15, 2008

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 170,000.00

Affiant

Sworn and subscribed before me on the 7th day of January, 1999.

Notary Public

My Commission Expires:

My Commission Explres 9/18/99

0535959
IDENTIF. ➔ REFERENCE
JAN 12 PM 1:40
REGISTER
1860 01/12 0101 03CHECK 640.0

Wildoc Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11294 PAGE 350

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0535959
IDENTIF. ↑ REFERENCE

99 JAN 12 PM 1:41

REGISTER
DAVIDSON COUNTY, TN.

CAMT
170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 640.00
CHECK 640.00

01/12/99 01 13:42 0001 186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411312