Box 58-A

BOOK 11586 PG. 283

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **22nd** day of **July, 1999** between **David B. Shepard and Judith C. Shepard, Married, ,** GRANTOR, and **Fatong Ni, married ,** as GRANTEES

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the plan of Antioch Park, Section 1, as of record in Book 3600, page 96, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David B. Shepard and wife, Judith C. Shepard by Warranty Deed from Michael L. Shipp and wife, Julia H. Shipp of record in Book 8104, page 860, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 3600, page 96, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 3861, page 744, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the 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 Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), 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.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **22nd** day of **July, 1999.**

David B. Shepard

Judith C. Shepard

99 JUL 23 PM 3:

06153241

436.13

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David B. Shepard and Judith C. Shepard, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 22nd day of July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires May 26 2002

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $114900

Affiant

Subscribed and sworn before me this 22nd day of July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JENNIFER R. PIERCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires May 26 2002

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

Address of New Owner
Fatong Ni
84 Benzing Drive
Nashville, Tennessee 37013

Send Tax Bills to:
New Owner

Map & Parcel Number:

Map 162-07 Parcel 9

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11586 PG. 285

06153248

CROSS REFERENCE

23 JAN 23 PM 3:00

TITLE 1.00
[illegible] 3.00
[illegible] 2.00
TOTAL 436.13
[illegible] 436.13

15:04 0001 0419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494708