Instr:200005180050142 Page: 1 OF 3
REC'D FOR REC 05/18/2000 3:33:44PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $873.20

991451

FILE BOX 45

WARRANTY DEED

THIS INDENTURE, made and entered into this day of by and between
Changlin Fu and wife, Lidong Liu,
5568 ~~Xxxxxxxxx~~ Saddlewood Lane, Brentwood, TN 37027
and Party of the first part,

Lany B. Quach and wife, Loan T. Nguyen Party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Section One, Addition to Brelan Park at Saddlewood, as shown on plat of record in Plat Book 7900, page 188, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed to Changlin Fu and wife, Lidong Liu by deed from* SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN SAID REGISTER'S OFFICE, IF ANY. ***Phillips Builders, Inc., of record in Book 9818, Page 245, Register's Office for said County.**
TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their property gender and number according to the context thereof.

WITNESS the signature(s) of the party of the first part the day and year first above written.

Changlin Fu

Changlin Fu

Lidong Liu

Lidong Liu

STATE OF Mass

COUNTY OF Suffolk

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~Changlin Fu and wife~~, **Lidong Liu,**, to me known to be the person(s) described in and who executed the Warranty Deed, and acknowledged that (t)he(y) executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 12 day of October 1999.

My Commission Expires: DORIS MAI K. GEE Notary Public My Commission Exp. 9/20/2002

Notarized for Lidong Liu only

Notary Public

Property Address:

This instrument prepared by:
William Howard Boyles, Attorney at Law, P.O. Box 50932, Dallas, TX
State Tax_____$_____
Register's fee_____
Recording fee_____
Total_____

New Owner:
Lany B. Quach
5568 Saddlewood Lane
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map 171-12-0-A
Parcel 27 CO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared CHANGLIN FU, to me known to be the person(s) described in and who executed the Warranty Deed, and acknowledged that (t)he(y) executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 18TH day of OCTOBER 19 99.

My Commission Expires: January 25, 2003

STATE OF TENNESSEE NOTARY PUBLIC LARGE

Notary Public

I, or we, hereby swear of affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $236,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voiuntary sale.

Changlin Fu
Affiant

Lidong Liu
Affiant

Subscribed and sworn to before me this 12 day of October

Notary Public
Commission Expires

DORIS MALK GEE
Notary Public
My Commission Exp. 9/20/2002

Notarized for Lidong Liu only