PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41680
Dav. Co. File: Box 8

Instr:20000601005464 3 Page: 1 OF 2
REC'D FOR REC 06/01/2000 2:17:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $421.43

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Davinia L. Brown 1607 Union Hill Road Goodlettsville, TN 37072	Guaranty Trust 640 Broadmor Blvd., Suite 100 Murfreesboro, TN 37129

TAX MAP-PARCEL NUMBERS: 017-00-069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 113,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jing-Tian Ling and spouse, Li Tang,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Davinia L. Brown,** 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. 1 on the Plan of Herbert Woodard Property of record in Plat Book 8250, page 274, Register's Office for said County.

SAID Lot No. 1, which is a corner lot, fronts 301.17 feet on the southerly margin of Union Hill Road and fronts 158.61 feet on the westerly margin of the Licton Pike and Union Hill Road Intersection, said frontages being joined by a curve having a length of 200.00 feet, and extends back 255.30 feet on the westerly line and 431.54 feet on the southerly line, to a point of intersection.

BEING the same property conveyed to Jing-Tian Ling and wife,Li Tang by deed from Herbert N. Woodard and wife, Rita Woodard of record in Book 9457, page 387, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 274, said Register's Office, which Plan shows minimum setback lines to be determined by zoning regulations and a 20 foot NES easement purposes along the northerly and easterly lines of said lot with an overhang easement lying therein, along the northwesterly portion of said lot, a sewage soil absorption system area designated as area 2 along tyhe southwesterly corner of said lot, a 5 foot reservatrion for future widening of road along the northerly and easterly lines of said lot, and an overhang easement across the center of said lot.

This is improved property, known as: 1607 Union Hill Road, Goodlettsville, TN 37072

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 30th day of May, 2000.

Jing-Tian Ling **Li Tang**

State of Tennessee
County of Williamson

On this 30th day of May, 2000, before me the undersigned authority, personally appeared **Jing-Tian Ling** and **Li Tang**, 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.

Notary Public

My Commission Expires

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

State of Tennessee
County of Williamson

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: $ 113,900.00

Affiant

Sworn and subscribed before me on the 30th day of May, 2000.

Notary Public

My Commission Expires

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003