THIS INSTRUMENT PREPARED BY:
Joseph Pitt, Jr.
414 Union Street, Suite 1800
Nashville, TN 37219

RECORD AND RETURN TO BOX 50-B
293252 mb

Instr:20000626000063115 Page: 1 OF 2
REC'D FOR REC 06/26/2000 10:41:51AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $777.00

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Qizhi Xie	(NAME) PNC Mortgage Corp. of America	(Field Book No.) 09D 83827
(STREET ADDRESS OR ROUTE NUMBER) 817 Meadow Ridge Court	(STREET ADDRESS) P O Box 747050	(Map) 155-16-O-A
(CITY) Nashville (STATE) TN (ZIP) 37221	(CITY) Pittsburgh (STATE) PA (ZIP) 15274-7050	(PARCEL) 230

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Brett E. Eshleman and wife, Patricia A. Eshleman

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Qizhi Xie and Bin Sun, his wife, as Joint Tenants with rights of survivorship

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Traceside, Section Eight, of record in Book 9700, page 659, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brett E. Eshleman and wife, Patricia A. Eshleman by deed from Centex International Inc., a Nevada Corporation f/k/a Centex Real Estate Corporation of record in Book 11197, Page 278, Register's Office for Davidson County, Tennessee.

STATE OF ~~Florida~~ Tennessee
COUNTY OF ~~Sarasota~~ Williamson

Subscribed and sworn to before me this the 3rd day of ~~March~~ June, 2000 ~~23rd~~

LAURA MEDLIN
MY COMMISSION # CC 564184
EXPIRES: September 27, 2000
Bonded Thru Notary Public Underwriters

My commission expires: ~~9/27/00~~ 01-27-01

CAROLYN M. BLANKMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Caroline Chappell
Patricia A Eshleman
-AFFIANT-

Laura Medlin
Notary Public ~~FD: TN D.C.~~

(Affix Seal)

This is unimproved ( ) property, known as 817 Meadow Ridge Court, Nashville, Tennessee 37221
improved (X) (House Number) (Street) (P.O. Address) (City of Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 3rd day of March, 2000, ____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date .

Brett E. Eshleman

Patricia A Eshleman
Patricia A. Eshleman

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF SARASOTA

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Eshleman Patricia A. Eshleman

_____ to me known to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of said _____

Witness my hand, at office, this _____ day of _____, _____.

My Commission Expires: _____

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett E. Eshleman and wife, Patricia A. Eshleman

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/(she)/they executed the within instrument for the purposes therein.

Witness my hand and official seal at office in 2000 Brad Nobiowas, this 3rd day of March,

LAURA MEDLIN
MY COMMISSION # CC 584184
EXPIRES: September 27, 2000
Bonded Thru Notary Public Underwriters

Patricia A Eshleman

Laura Medlin

My Commission Expires: 9/27/2000

ENCUMBRANCES:

1. Taxes for the year of 2000, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 9700, page 659, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in an instrument of record in as amended and restated in Book 9236, page 504, Book 9435, page 493, Book 9677, page 675, and Book 9956, page 22, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

4. Utility easements of record in Book 9443, page 960, and Book 9306, page 279, said Register's Office.

5. Subject to rights of others in and to the common areas/elements.

6. Charter for Traceside Homeowners' Association of record in Book 9668, page 894, said Register's Office.