39-B

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 02/20/01 15:57 2pgs
Fees:11.00 Taxes:847.50
20010220-0015771

WARRANTY DEED

THIS INDENTURE, made this 16th day of February, 2001 between **ZHI YU FANG AND WIFE, MING SU** of **DAVIDSON** County, Tennessee, First Parties, and

Danko Martincic and wife, Dubravka Martincic

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Zhi Yu Fang and wife, Ming Su

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7-B, ON THE PLAN OF ZONE LOT DIVISION OF LOTS 2,3,4,5 & 7, GRANCLIFT SUBDIVISION, OF RECORD IN BOOK 6250, PAGE 305, REGISTER'S OFFICE TO SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Conveyed to the Grantors by instrument of record in Book 10514, page 738 RODC

RESTRICTIONS OF RECORD ON THE PLAT BOOK 6250, PAGE 305, SAID REGISTER'S OFFICE.

*

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Zhi Yu Fang
ZHI YU FANG

Ming Su
MING SU

STATE OF Pennsylvania
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ZHI YU FANG**, the within named bargainor, 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 at office, this 16th day of February, 2001.

Barbara L. Turansky
Notary Public

My commission expires: May 10, 2004
(NOTARY SEAL)

Printed name Barbara L. Turansky

Notarial Seal
Barbara L. Turansky, Notary Public
Upper Gwynedd Twp., Montgomery County
My Commission Expires May 10, 2004
Member, Pennsylvania Association of Notaries

STATE OF Pennsylvania
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MING SU**, the within named bargainor, 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 at office, this 16th day of Felruay, 2001.

Barbara L Turansky
Notary Public
Printed name: Barbara L. Turansky

My commission expires: May 10, 2001
(NOTARY SEAL)

Notarial Seal
Barbara L. Turansky, Notary Public
Upper Gwynedd Twp., Montgomery County
My Commission Expires May 10, 2004
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC PENNSYLVANIA COMMONWEALTH OF BARBARA L. TURANSKY

PROPERTY OWNER:
Danko Martincic
1113 Clifton Lane
Nashville, TN 37204

RESPONSIBLE TAXPAYER:
New Owner

CLT#_____

Map & Parcel No: 118-09-0 255.00

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 175,000.00.

_____(AFFIANT)

Subscribed and sworn to before me, this 17 day of February, 2001

Notary Public

My commission expires 9-29-2001 Printed Name Lynne H. M. Ballin

KENNETH M. BALLIN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____(AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

Notary Public

My commission expires _____ Printed Name_____

*Being the same property conveyed to Zhi Yu Fang and wife, Ming Su, by deed from Ming S. Sun and wife, Lin Sun Ding of record in Book 10514, Page 738, Register's Office for Davidson County, Tennessee.