PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: ST Title No: 43188

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/19/02 16:09 3pgs
Fees:18.00 Taxes:621.60
20020219-0021217

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Winston S. Caldwell Michelle L. Caldwell 1008 Milesdale Drive Nashville, TN 37204	Union Planters Bank, N.A. 3100 West End Ave, #530 Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 132-09-011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$168,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wensi Sun and wife, Xiahong Wang**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Winston S. Caldwell and spouse, Michelle L. Caldwell** 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. 19 on the Plan of Lealand Heights of record in Book 2330, Page 71, Register's Office for said County.

Said Lot No. 19 fronts 126.52 feet on the northerly margin of Milesdale Drive and extends back 190.1 feet on the westerly line and 208.25 feet on the easterly line to a dead line in the rear, measuring 77.5 feet thereon..

Being the same property conveyed to Wensi Sun and wife, Xiahong Wang by deed from Susan Knight Snow, unmarried of record in Book 10778, Page 323, 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 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330 Page 71, said Register's Office, which Plan shows a 75 foot minimum building setback line from Milesdale Drive and a 10 foot easement for public utility purposes along the rear line(s);And a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot.; And a 25 foot public utilities easement and access way to Nashville Electric Service Substation along the easterly line of said lot;Easement to the City of Nashville of record in Book 2485, Page 513, said Register's Office.

This instrument is executed on behalf of Wensi Sun and wife, Xiahong Wang by Sid Shiao as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1008 Milesdale Drive, Nashville, Tennessee 37204

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 15th day of February, 2002 .

Wensi Sun
Wensi Sun By:Sid Shiao, Atty-in-Fact

Xiahong Wang
Xiahong Wang By:Sid Shiao, Atty-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Sid Shiao** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Wensi Sun and wife, Xiahong Wang** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 2002

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $168,000.00

Winston S Caldwell
Affiant

Sworn and subscribed before me this 15th day of February, 2002

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 30, 2004

EXHIBIT "A"

To

Warranty Deed

FROM: Wensi Sun and wife, Xiahong Wang

TO: Winston S. Caldwell and spouse, Michelle L. Caldwell

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Sid Shiao, Affiant

Sworn to and subscribed before me this
15th day of February, 2002

Notary Public

My Commission Expires:

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004