Davidson County DEEDWARR
Recvd: 06/04/02 14:12 2pgs
Fees:13.00 Taxes:617.16

20020604-0067568

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,800.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of May, 2002.

Notary Public

CAROLR RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

My Commission Expires: 11/30/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jian Wang and Can Zhao
7993 Boone Trace
Nashville, Tennessee 37221

SEND TAX BILLS TO:
ABN AMRO Mortgage Group, Inc.
P.O.Box 57068
Irvine, CA. 92619-7068

MAP-PARCEL NUMBERS:
126-150-A-113.00 co

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joan E. Shaffer and Steven A. Shaffer, wife & husband** hereinafter referred to as Grantors, hereby transfers and conveys to **Jian Wang and wife,Can Zhao** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 253 on the plan of Boone Trace at Biltmore, Section 2, of record in Book 9700, page 317. as amended in Book 10995, page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joan E. Shaffer and Steven A. Shaffer, wife and husband, by Warranty Deed from Fox Ridge Homes, Inc., A/K/A NVR Fox Ridge, Inc., of record in Book 11242, page 275, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 317, and amended in Book 10995, page 618, Register's Office for Davidson County, Tennessee.

Restrictive covenants/Declaration of Covenants, Conditions, and Restrictions contained in an instrument of record in Book 7265, Page 657; Book 9342, Page 312; as re-recorded in Book 9735, Page 931; Book 10032, page 813; Book 10306, Page 817; Book 11455, Page 443; Instrument No. 200001260008529; Instrument No. 200012110121618; Instrument No. 200107170075902, and Instrument No. 200111190126832, Register's Office for Davidson County, Tennessee.

Subject to an Easement of record in Book 8992, Page 63, and Book 9665, Page 420, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Subject to conveyance of Common Area of record in Instrument No. 200111190126831, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7993 Boone Trace, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 31st day of May, 2002.

Joan E. Shaffer

Steven A. Shaffer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan E. Shaffer and Steven A. Shaffer, wife & husband, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2002.

My Commission Expires: 11/1/05

Notary Public

05366-BP