WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/02 15:31 2pgs
Fees:13.00 Taxes:793.65

20020802-0093053

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: 11-2-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Michael P. Nicholl	OWNER	MAP 155-16-0-A
(NAME)	(NAME)	
817 Meadow Ridge Court		PARCEL 230.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Qizhi Xie and wife, Bin Sun

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Nicholl and wife, Lise E. Deschenes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 86 on the Plan of Traceside, a Planned Unit Development, Section Eight, of record in Plat Book 9700, Page 659, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Qizhi Xie and Bin Sun, his wife, as joint tenants with right of surviorship, by Deed from Brett E. Eshleman and wife, Patricia A. Eshleman, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20000626-0063115.

THIS conveyance is subject to restrictive covenants of record in Book 9236, Page 504, amended and restated in Book 9435, Page 493, Book 9677, Page 675 and Book 9956, Page 22, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 31st day of July, 2002

Qizhi Xie

By: Qizhi Xie, by attorney-in-fact
Bin Sun, Attorney-in-fact

Bin Sun

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 ~~Qizhi Xie and wife,~~ Bin Sun

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of July, 2002.

Commission expires 11-22-05

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, The undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bin Sun and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged her to be the Attorney in Fact and ~~_____~~ respectively of the Qizhi Xie, the within named bargainor, a ~~_____~~, and that She ~~as such~~ and ~~_____~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained ~~by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____~~.

Witness my hand and official seal at office at Nashville on this the 31 day of July 2002.

My commission expires 11-22-05

Notary Public