

My Commission Expires
March 18, 2003

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$146,900.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2002.

Notary Public

My commission expires: 3/18/2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Qingxiao Zhu	**Franklin American Mortgage Company**	**Map 161-10-A, Parcel 183.00-CO**
5045 English Village Drive	**501 Corporate Centre Drive, #400**	
Nashville, Tennessee 37211	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Scott J. Warner and wife, Cynthia M. Warner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Qingxiao Zhu and wife, Liping Ren

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. 148 on the Plan of Section Two, Villages of Brentwood, of record in Book 6250, Page 169, 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 Scott J. Warner and wife, Cynthia M. Warner by deed from Chester C. Stewart and wife, Janet R. Stewart of record in Book 9918, Page 466, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2002 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (_____) property, known as **5045 English Village Drive, Nashville, Tennessee 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 16th day of August, 2002.

Scott J. Warner

Scott J. Warner

Cynthia M. Warner by Scott Warner

Cynthia M. Warner
BY: Scott J. Warner,
Her Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 09/11/02 12:16 2pgs
Fees:13.00 Taxes:543.53

20020911-0110654

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 **Scott J. Warner, married,** 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 Brentwood, Tennessee on this **16th** day of **August, 2002.**

Notary Public

My Commission Expires: 3/18/2003

WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires March 18, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Scott J. Warner with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Cynthia M. Warner, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Cynthia M. Warner the within named bargainor(s) by the said Scott J. Warner as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 16th day of August, 2002.

My Commission Expires: 3/18/2003

NOTARY PUBLIC

WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires March 18, 2003