Realty Title 06
48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2002.

Notary Public
My commission expires: 03/28/04

Davidson County DEEDWARR
Recvd: 10/28/02 15:06 2pgs
Fees:13.00 Taxes:403.30
20021028-0131885

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jinghuan Zi	SunTrust Bank	042-09-0049.0
104 Westchester Court	P.O. Box 57028	
Madison TN 37115	Irvine, CA 92619	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carol Leatherman, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jinghuan Zi and husband, Mingsheng Guo, hereinafter called the Grantees, their successors 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. 16 on the plan of Map of Kemper Heights, Section 2, of record in Plat Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Carol Leatherman, by deed from Steven W. Burgess and wife, Debbie L. Burgess, of record in Book 11521, Page 389, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 104 Westchester Court, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of September, 2002.

Carol Leatherman
Carol Leatherman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carol Leatherman, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25th day of September, 2002.

Notary Public

My Commission expires 03/28/04

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Commission expires March 28, 2004