Davidson County DEEDWARR
Recvd: 01/06/03 11:39 2pgs
Fees:13.00 Taxes:680.80
20030106-0001813

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Zhongyi Chen et ux 517 Trace Creek Drive Nashville, Tennessee 37221	Same as New Owner	Map 156-10 Parcel 23.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FOUR THOUSAND and NO/100 ($184,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **WILLIAM F. LONG, JR. and wife, RUTH B. LONG,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **ZHONGYI CHEN and wife, LIPING LIU**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson and Williamson County, Tennessee, and being further described as follows, to-wit:

> Being Lot No. 21 on the Plan of Harpeth River Estates, Section 1 of record in Book 4460, page 188, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to William F. Long, Jr. and wife, Ruth B. Long, by Warranty Deed from Kenneth L. Keith and wife, Jean M. Keith, of record in Book 7351, page 50, Register's Office for Davidson County, Tennessee and in Book 697, page 392, Register's Office for Williamson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 4460, page 188; to restrictive covenants of record in Book 4745, page 492; both of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 517 Trace Creek Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for by lien of the 2003 Davidson County property taxes.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 20th day of December, 2002.

WILLIAM F. LONG, JR.

RUTH B. LONG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, William F. Long, Jr. and wife, Ruth B. Long, 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 seal, this 20th day of December, 2002.

Notary Public

My Commission Expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $184,000.00.

AFFIANT

Subscribed and sworn to before me, this 20th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2