PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: SK Title No: 44158

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/08/03 14:11 3pgs
Fees:18.00 Taxes:1807.45
20030108-0003552

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shu-Zheng Yang Li Li 5601 Ottershaw Court Brentwood, Tennessee 37027	Suntrust Bank 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 159-10-A-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$488,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elaine C. Young, married**hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shu-Zheng Yang and spouse, Li Li** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Ottershaw Subdivision of record in Book 7900, page 678, Register's Office for said County.

Said Lot No. 1 fronts 159.26 feet on the broken northerly margin of Ottershaw Court and extends back 187.84 feet on the northeasterly line and 171.35 feet on the broken westerly line to a dead line in the rear, measuring 33.19 feet thereon.

Being the same property conveyed to Robert J. Young and spouse, Elaine C. Young, by deed from Penelope L. Sherrill, unmarried, of record in Book 11304, page 963, said Register's Office. By Quitclaim Deed of record in Doc. No. 20011002-0106760, said Register's Office.

Robert J. Young, spouse of Elaine C. Young joins in this conveyance solely to convey any and all marital interest he may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This instrument is executed on behalf of Robert J. Young by Elaine C. Young as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by refcrence.

This is improved property, known as: 5601 Ottershaw Court, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of December, 2002 .

Elaine C. Young

Robert J. Young By: Elaine C. Young, Atty-in-Fact

State of TENNESSEE

County of WILLIAMSON

On this 30th day of December, 2002 , before me the undersigned authority, personally appeared **Elaine C. Young** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $488,500.00

Affiant

Sworn and subscribed before me this 30th day of December, 2002

My Commission Expires:

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Notary Public

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 , **Elaine C. Young** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Robert J. Young** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2002

Notary Public

My Commission Expires: LARGE

NOTARY PUBLIC AT LARGE WILKINS IVEY COUNTY, TENN.

Expires JULY 26, 2003

EXHIBIT "A"

To

Warranty Deed

FROM: Elaine C. Young and spouse, Robert J. Young

TO: Shu-Zheng Yang and spouse, Li Li

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Elaine C. Young, Affiant

Sworn to and subscribed before me this

30th day of December, 2002

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE WILKINS IVEY COUNTY, TENN.

My Commission Expires JULY 26, 2003