PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
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W & I Ref: GJ Title No: 44367

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alan L. Mannhemier Denise Mannheimer 4716 Pontomac Lane Brentwood, Tennessee 37027	Wells Fargo Home Mortgage, Inc. 4456 Corporation Lane Virginia Beach, Virginia 23462

TAX MAP-PARCEL NUMBERS: 171-03-A-087

Davidson County DEEDWARR
Recvd: 04/07/03 09:02 3pgs
Fees:18.00 Taxes:851.00
20030407-0045278

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jianshi Huang and spouse, Jin Xiao**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alan L. Mannhemier and spouse, Denise Mannheimer** 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. 190 on the Plan of Section Four, Fredericksburg of record in Book 7900, page 509, amended in Book 7900, page 749, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jianshi Huang and Jin Xiao, by deed from Neila N. Smith of record in Book 11583, page 479, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, page 509, amended in Book 7900, page 749, said Register's Office, which Plan shows a 20 foot minimum building setback line from Potomac Lane, together with a designated building site, and 15 foot easement for public utility purposes along the front line(s); A 10 foot drainage easement located on the rear line of said lot; Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee Department of Water and Sewerage Services of record in Book 10208, page 768 and page 811, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 7798, page 843, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Jin Xiao by Jianshi Huang 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 reference.

This is improved property, known as: 4716 Potomac Lane, 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 31st day of March, 2003 .

Jianshi Huang

Jin Xiao By: Jianshi Huang, Atty-in-Fact

State of TENNESSEE
County of WILLIAMSON

On this 31st day of March, 2003 , before me the undersigned authority, personally appeared **Huang** , 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

My Commission Expires

Notary

State of TENNESSEE
County of WILLIAMSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $230,000.00

Affiant

Sworn and subscribed before me this 31st day of March, 2003

Notary Public

My Commission Expires: 4-25-04

NOTARY PUBLIC DAVIDSON

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 , **Jianshi Huang** 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 **Jin Xiao** , 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 31st day of March, 2003

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

Commission Expires JULY 26, 2003

EXHIBIT "A"
To
Warranty Deed

FROM: Jianshi Huang and spouse, Jin Xiao

TO: Alan L. Mannhemier and spouse, Denise Mannheimer

State of Tennessee
County of Williamson

AFFIDAVIT

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.

Jianshi Huang, Affiant

Sworn to and subscribed before me this

31st day of March, 2003

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

2003