Dav. Co. File Box 14-A
jtc file no.16397-4

WARRANTY DEED

STEVEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Comm. Expires 8/30/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Junjun Huang (NAME)	Franklin American Mortgage (NAME)	Map 115-3
750 Brook Hollow Road (ADDRESS)	501 Corporate Centre Dr., S/400 (ADDRESS)	Parcel 034.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William J. Hurt, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Junjun Huang and wife, Dongli Zhao

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. 107 on the Plan of Brook Meade, Section II, of record in Book 2133, page 76, Register's Office for Davidson County, Tenenssee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to William J. Hurt, Unmarried by Deed from Siegrist Brothers Dairy, a partnership, of record in Book 2245, Page 329, Register's Office for Davidson County, Tennessee. The said William J. Hurt having quitclaimed his interest in the property to William J. Hurt and wife, Ann Teasley Hurt by Deed from William J. Hurt, of record in Book 4319, Page 681, Register's Office for Davidson County, Tennessee. The said Ann Teasley Hurt having since died and the property is vested in William J. Hurt as the surviving tenant by the entirety.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 750 Brook Hollow Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 is 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 hand this 25th day of July, 2003

William J. Hurt

BY: William J. Hurt, Jr. - POA in fact
William J. Hurt, Jr., Attorney in Fact

Davidson County DEEDWARR
Recvd: 07/31/03 14:00 2pgs
Fees:13.00 Taxes:795.50

20030731-0108860

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____ , and that _____as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____ , by the said _____ as such _____ , and attesting the same by the said _____ as such _____ .

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____ _____

Notary Public

CONTINUATION OF LEGAL DESCRIPTION

THIS instrument is being executed in behalf of William J. Hurt pursuant to a Power of Attorney executed by same on the 25th January, 2002, of record in Instrument No. 20030124-0010175, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of July, 2003, before me personally appeared William J. Hurt, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William J. Hurt and acknowledged that he executed the same as the free act and deed of said William J. Hurt.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 3/25/06

