Box 17

Davidson County DEEDWARR
Recvd: 10/28/03 11:18 2pgs
Fees:13.00 Taxes:784.40

20031028-0158544

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, First American Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 212,000.00

Zhenjiang Yang
AFFIANT

Subscribed and sworn to before me, this 2nd day of October, 2003.

Laurie A. Beasley
NOTARY PUBLIC

My Commission Expires: 11/26/05

Address New Owners as Follows:
Zhenjiang Yang
and Wangzhen Shen
904 LeBlanc Court
Nashville, TN 37221

Send Tax Bills To:
Bank of America
200 S. College St.
Charlotte, NC 28255-0001

Map-Parcel Number:
Map 142-13-0-B
Parcel 23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Hugh W. Entrekin, Trustee, with full power to mortgage, transfer and convey without the necessity of the joinder of any beneficiary ("Grantor") does hereby bargain, sell, transfer and convey unto **Zhenjiang Yang and Wangzhen Shen** ("Grantee") their successors and assigns, all his right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows: *wife,

Being Lot 191 on the Plan of Final Plat of Riverside, Phase IVB of record in Book 9700, page 750, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Hugh W. Entrekin, Trustee by deed from Fox Ridge Homes, Inc., a Tennessee corporation of record as Instrument Number 200004050034476, recorded April 5, 2000, Register's Office for Davidson County, Tennessee.

This is improved property known as 904 LeBlanc Court, Nashville, Davidson County, Tennessee 37221.

This conveyance is made subject to :

(a) Taxes for year 2003 which are a lien, currently due and payable.

(b) Matters shown on plan of record in Book 9700, page 750, Register's Office for Davidson County.

(c) Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619; Book 7405, page 780; Book 7803, page 642; and Book 11063, page 996, said Register's Office.

(d) Waterline easements of record in Book 6970, page 275 and 281, said Register's Office.

(e) Easement for public utilities of record in Book 6970, page 278, said Register's Office.

(f) Easements contained in instrument of record in Book 7103, page 48 and Book 7215, page 899, said Register's Office.

(g) Matters shown on subdivision boundary plat of record in Book 6900, page 490, said Register's Office.

(h) Easement for Metro Government of Nashville of record in Book 6972, page 45, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Zhenjiang Yang and Wangzhen Shen**, their successors and assigns, forever.

AND Hugh W. Entrekin, Trustee, does covenant with the said **Zhenjiang Yang and Wangzhen Shen**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters shown on Exhibit A attached hereto.

AND Hugh W. Entrekin, Trustee does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said **Zhenjiang Yang and Wangzhen Shen**, their successors and assigns against the lawful claims of all persons whomsoever, except as to matters to which this conveyance is made subject.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 2nd day of October, 2003.

Hugh W. Entrekin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hugh W. Entrekin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who further acknowledged that he executed the within instrument for the purposes stated therein.

WITNESS my hand and official seal at Nashville, Tennessee, on this 20th day of October, 2003.

Laura A. Beasley
NOTARY PUBLIC

My Commission Expires: 11/26/05