PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: _____ Title No: 45271

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/23/03 13:53 2pgs
Fees:13.00 Taxes:740.00

20031223-0182647

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Beth C. Sass Barbara W. Sass 7300 River Bend Road Nashville, Tennessee 37221	Countrywide Home Loans 718 Thompson Lane Suite 104 Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 141-12-C-029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Meijie Wang and spouse, Yong Wang, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Beth C. Sass and Barbara W. Sass as joint tenants with rights of survivorship 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. 29 on the Plan of River Bend Estates of record in Book 6900, Page 504 and 505 (amended by Surveyors Certificate of Correction Book 7465, Page 833) Register's Office for said County.

Said Lot No. 29 fronts 81.23 feet on the broken southerly margin of River Bend Road and extends back 148.98 feet on the easterly line and 137.12 feet on the westerly line to a dead line in the rear, measuring 113.63 feet thereon.

Being the same property conveyed to Meijie Wang and husband, Yong Wang by deed from Raymond A. DePriest and wife, Susan L. DePriest of record in Book 10204, Page 748, dated 09/23/96, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900 Page 504 and 505 as amended by Surveyor's Certificate of Correction of record in Book 7465, Page 833, said Register's Office, which Plan shows a 20 foot minimum building setback line from River Bend Road together with a designated building site and a 10 foot easement for public utility and drainage purposes along the northerly front line of said lot and a 25 foot utility and drainage easement located on the southerly rear line of said lot.

This is improved property, known as: 7300 River Bend Road, Nashville, Tennessee 37221

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 19th day of December, 2003 .

Meijie Wang

Yong Wang

State of TENNESSEE
County of WILLIAMSON

On this 19th day of December, 2003, before me the undersigned authority, personally appeared **Meijie Wang and Yong Wang** , 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 W. INLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

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: $200,000.00

Affiant

Sworn and subscribed before me this 19th day of December, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public