Davidson County DEEDWARR
Recvd: 02/03/04 15:13 2pgs
Fees:13.00 Taxes:797.35
20040203-0013141

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42726

WARRANTY DEED

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **30th DAY OF JANUARY, 2004.**

Notary Public

My Commission Expires JULY 21, 2007 MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Yibin Li and	Countrywide Home Loans	**155-3-D-82**
Qinghua Kou	2021 North Gallatin Road, Ste.292	**9D 82333**
305 East Griffin Court	Madison, TN 37115	
Nashville, TN 37221		

FOR AND IN 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, JEFFREY M. LEVINE and wife, LAURA T. LEVINE**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YIBIN LI and QINGHUA KOU**

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. 82 on the Plan of Allens Green, Section I of record in Book 7900, Page 632, Register's Office for said County.

Said Lot No. 82 fronts 81.00 feet on the northerly margin of East Griffin Court and extends back between parallel lines 105.00 feet to a dead line in the rear.

Being the same property conveyed to Jeffrey M. Levine and wife, Laura T. Levine by deed from Leonard Raymond Daubler and wife, Dianne Dobbs Daubler, of record in Instrument Number 20030707-0092762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 632, said Register's Office, which Plan shows a 20 foot minimum building setback line and Nashville Electric Service Easement from East Griffin Court together with a designated building site. The Declaration of Covenants, Conditions and Restrictions of record in Book 9231, page 789, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Unimproved ( )
This is improved (X) property, known as **305 East Griffin Court, 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 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 OUR HANDS THIS 30th DAY OF JANUARY, 2004.

JEFFREY M. LEVINE

LAURA T. LEVINE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JEFFREY M. LEVINE and wife, LAURA T. LEVINE, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30 day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006