BOK 2879

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OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 03/15/04 14:30 2pgs
Fees:13.00 Taxes:647.50

20040315-0029421

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00.

Yingbo Yang
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF March, 2004.

JOANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Joann Smith
NOTARY PUBLIC

My Commission expires: 7-25-06

My Commission Expires JULY 29, 2003

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
YINGBO YANG (NAME)	AmSouth Bank (NAME)	104-6-M-15 CO
215 Fairmont Court (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Birmingham AL 35244 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 175,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROOSEVELT H. GRUBBS AND WIFE, PHYLLIS D. WORTHY-GRUBBS

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

YINGBO YANG AND WIFE, JIE XU

hereinafter called the **GRANTEES**, their 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 Unit B-11 of Fairmont Court Condominiums, of record in Plat Book 6250, page(s) 825, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roosevelt H. Grubbs, unmarried, by deed of record in Book 8725, page 204, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 2004 which have been prorated and assumed by the Grantee.
2. Matters shown on the Plan of record in Book 6250, page 825, said Register's Office.
3. Master Deed of record in Book 6686, page 708, as amended in Book 6712, page 125, and Book 6774, page 221, as revised in Book 6823, page 962, and as modified in Book 6893, page 62, said Register's Office.

This is unimproved ( ) improved (X) property, known as 215 Fairmont Court - Nashville, TN 37203
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 15th day of March, 2004.

Roosevelt H. Grubbs
ROOSEVELT H. GRUBBS

BY: Artmas L. Worthy 3/10/05
Artmas L. Worthy
Attorney-in-fact

Phyllis D. Worthy-Grubbs
PHYLLIS D. WORTHY-GRUBBS

BY: Artmas L. Worthy 3/10/05
Artmas L. Worthy
Attorney-in-fact

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ARIMAS L. WORTHY, to me known to be the person who executed the foregoing instrument on behalf of ROOSEVELT H. GRUBBS AND PHYLLIS D WORTHY-GRUBBS, and acknowledged that he executed the same as the free act and deed of the said ROOSEVELT H. GRUBBS AND PHYLLIS D. WORTHY-GRUBBS.

Witness my hand and official seal at office this 15th day of March, 2004.

My Commission expires:
2-23-06

Jo Ann Smith
Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 09, 2006

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____ _____
Notary Public