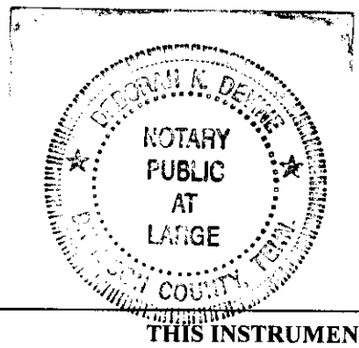
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

1086
Return To: → **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Minhua Zhang	Wells Fargo Home Mortgage, Inc.	172-12B-161
(NAME)	(NAME)	
1316 Crestfield Drive	4456 Corporation Lane, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Virginia Beach, VA 23462	
(CITY) (STATE) (ZIP)	(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, John A. Menees Sr. and wife, Phyllis P. Menees, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Minhua Zhang and wife, Chun Jiang, 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. 418 on the Plan of Section Eight, Bradford Hills, of record in Plat Book 7900, Page 6, and Book 7900, Pages 387, and 388 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to John A. Menees Sr. and wife, Phyllis P. Menees, by Warranty Deed dated September 25, 1992, from Claridge Builders, Inc., of record in Book 8741, Page 456, and re-recorded in Book 8782, Page 254 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1316 Crestfield Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 05/05/04 15:24 2pgs
Fees:13.00 Taxes:608.65
20040505-0051623

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 20th day of April, 2004.

John A. Menees Sr.

Phyllis P. Menees

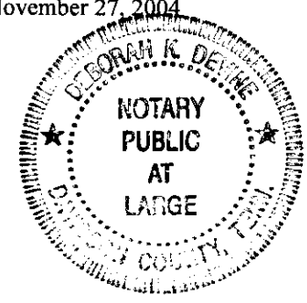
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Menees Sr. and Phyllis P. Menees, 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 20th day of April, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public