Davidson County DEEDWARR
Recvd: 05/25/04 10:45 2pgs
Fees:13.00 Taxes:980.50

20040525-0061242

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-MM-04-0146

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Yao Zhong Lin	Countrywide Home Loans	
146 Hicks Road	3011 Armory Drive, Suite 120	142-331
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES BRANON AND WIFE, CYNTHIA CASH BRANON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YAO ZHONG LIN AND NI LI ~~XXX~~ husband + wife hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number 7 on the Plan of Devon Woods First Revision, of record in Plat Book 9700, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James Branon and wife, Cynthia Cash Branon by deed dated September 4, 1997 and filed for record October 2, 1997 in Book 10631, page 570, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 146 Hicks Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 21st day of May, 2004.

James Branon

Cynthia Cash Branon

Cynthia Cash Branon

STATE OF NEW YORK
COUNTY OF

Re: Warranty Deed
Parcel # 142-331

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Branon and Cynthia Cash Branon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 18th day of May, 2004.

Notary Public

My Commission Expires:

SEAL

FRANCIS J. COLE
Notary Public, State Of New York
No. 01CO6079375
Qualified In Richmond County
Commission Expires August 26, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903