Davidson County DEEDWARR
Recvd: 06/22/04 14:20 2pgs
Fees:13.00 Taxes:1061.53

20040622-0073954

WARRANTY DEED

G-CD-04-6556

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,900.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/07

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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:	MAP PARCEL NUMBERS
Songmin Cai	Chase Manhattan Mortgage	
6556 Banbury Crossing (ADDRESS)	14897 Clayton Rd, Suite 120 (ADDRESS)	172-9-A-69 CO
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Chesterfield, MO 63017 (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 DANIEL H. HERRING AND WIFE, SHERRIE S. HERRING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SONGMIN CAI AND FEIXIA ZHANG, 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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Banbury Crossing, Section 2, of record in Plat Book 9700, pages 605-609, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel H. Herring and wife, Sherrie S. Herring by deed dated March 24, 2003 and filed for record March 27, 2003 in Instrument No. 20030327-0040101, Regsiter's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4148, page 261; Book 10369, page 48; Book 10962, page 516; Book 10970, page 943; Book 11218, page 18; Book 11187, page 575; Plat Book 9700, page 605-609; Instrument Number 20000111-0004044; 20010523-0053234; 20030728-0105031, 20020610-0070239; 20030327-004100, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6556 Banbury Crossing, Brentwood, Tennessee 37027
(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 18th day of June, 2004.

Daniel H. Herring

Sherrie S. Herring

STATE OF Tennessee
COUNTY OF Davidson

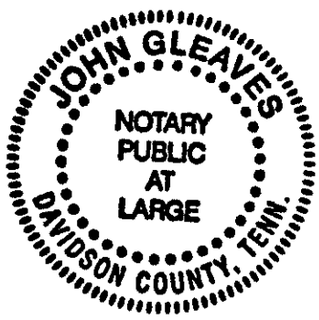
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel H. Herring and Sherrie S. Herring, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 11th day of June, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903