Davidson County DEEDWARR
Recvd: 06/23/04 08:58 2pgs
Fees:13.00 Taxes:906.50

20040623-0074234

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-456-6524
File No. 040202

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$245,000.00**

Hong-Guang Xie
Affiant

Subscribed and sworn to before me, this **18th** day of **June, 2004.**

Rebecca L. Barlow
Notary Public
My commission expires: 5/29/05

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Hong-Guang Xie Jin-Hua Liu 5825 Sterling Oaks Brentwood, Tennessee 37027	Hong-Guang Xie Jin-Hua Liu 5825 Sterling Oaks Brentwood, Tennessee 37027	1725-05-0-B 096.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Kevin Lamar Aldridge and Lyndsey Anne Aldridge, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hong-Guang Xie and Jin-Hua Liu, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson, **Tennessee**, described as follows; to-wit:

LAND in Davidson County, Tennesse, being LOT No. 28 on the Plan of Sterling Oaks, Phase II of record in Book 11190, page 141 Register's Office for Said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Kevin Lamar Aldridge and Lyndsey Anne Aldridge, husband and wife by Deed from Pulte Homes Tennessee, a limited partnership of record at instrument no. 20030403-0044100 Register's Office for Davidson County, Tennessee. The source of this legal description is the last recorded deed.

THIS is improved property known as 5825 Sterling Oaks Drive, Brentwood, TN 37027

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Kevin Lamar Aldridge and Lyndsey Anne Aldridge, sign this Warranty Deed on this the 18th day of June, 2004.

Kevin Lamar Aldridge by Richard Davenport as Attorney-in-Fact

Lyndsey Anne Aldridge by Richard Davenport as Attorney in Fact

Kevin Lamar Aldridge
by Richard Davenport his Attorney-in-Fact

Lyndsey Anne Aldridge
by Richard Davenport her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

*20040623-0074232

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Davenport, to me known to be the person who executed the foregoing instrument in behalf of Kevin Lamar Aldridge and Lyndsey Anne Aldridge, and acknowledged that he executed the same as the free act and deed of the said Kevin Lamar Aldridge and Lyndsey Anne Aldridge, for the purposes therein contained, by virtue of a Power of Attorney, duly executed by the said Kevin Lamar Adridge, and appearing of record in Book *, page _____, Register's Office for Davidson County, Tennessee and by virtue of a Power of Attorney, duly executed by the said Lyndsey Anne Aldridge and appearing of record in Book *, page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and seal this the 18th day of June, 2004. *20040623-0074233

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry, Notary Public

My Commission Expires:
May 23, 2006