BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#17200-2

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Zhen Cai Ou
Affiant

Subscribed and sworn to before me, this the 25th day of June, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/28/04 13:31 2pgs
Fees:13.00 Taxes:777.00

20040628-0076444

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: MORTGAGE:	Map-Parcel Numbers
ZHEN CAI OU **MIN QIN YANG**	**COUNTRYWIDE HOME LOANS, INC.**	**Map 156-01-0-D, Parcel 013.00co**
30 Brook Glen Cove	**P. O. Box 660694**	
Nashville, TN 37221	**Dallas, TX 75266-0694**	

FOR AND IN 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, I,

TAMMY N. STOTTS, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZHEN CAI OU and MIN QIN YANG, husband and wife

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. 13 on the Plan of Brook Glen, a Planned Unit Development, as of record in Book 9700, Page 128, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Frank R. Stotts and wife, Tammy N. Stotts, by Warranty Deed dated February 23, 2000, from Matthew A. Leavitt and wife, Michele M. Leavitt, of record in Instrument No. 20000223-0018005, Register's Office for Davidson County, Tennessee. The parties having since divorced and pursuant to Final Decree of Absolute Divorce, the said Frank R. Stotts conveyed his interest to Tammy N. Stotts by Quitclaim Deed dated May 5, 2003, of record in Instrument No. 20030514-0065766, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10276, Page 283, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is Improved (__X__) Unimproved (____) property, known as: **30 Brook Glen Cove, Nashville, TN 37221.**

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 convenant 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.

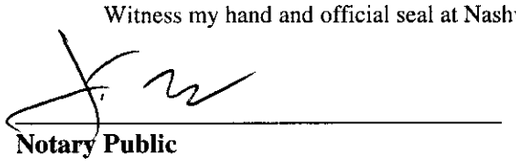
Witness my hand this **25th** day of **June, 2004.**

Tammy N. Stotts
TAMMY N. STOTTS

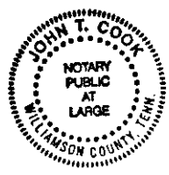
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAMMY N. STOTTS, an unmarried woman,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **June, 2004.**



Notary Public



My Commission Expires: 4/11/05