WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/04 15:19 2pgs
Fees:13.00 Taxes:1184.00

20040721-0087463

G-NCM-04-2303

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LA... DAVIDSON ...

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
Huizhen Liu	National City Mortgage	
2303 Bernard Avenue (ADDRESS)	(NAME) 3232 Newmark Drive (ADDRESS)	104-11-347
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Miamisburg, Ohio 45342 (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 BRADLEY L. PALMQUIST AND WIFE, ELIZABETH R. JEFF, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HUIZHEN LIU AND DETANG SHI, 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 the easterly 20.0 feet of Lot No. 30 and all of Lot No. 31 on the Map of St. Bernard Place as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 and all of Lot No. 31 front together 70.0 feet and extend back between lines 139.82 feet on the easterly line and 138.72 feet, more or less, on the westerly line, to a 10-foot alley in the rear measuring 70.0 feet, more or less thereon.

This is improved property known as 2303 Bernard Avenue, Nashville, Tennessee 37212.

Being the same property conveyed to Bradley Lowell Palmquist and wife, Elizabeth Rose Jeff, by Warranty Deed executed June 25, 1998 and filed for record on July 7, 1998 in Book No. 11010, page 680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee.

*Wife and Husband

unimproved ( )
This is improved (X) property, known as 2303 Bernard Avenue, Nashville, Tennessee 37212
(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 7th day of July, 2004.

Bradley L. Palmquist by Atty-In-Fact
Bradley L. Palmquist

Elizabeth R. Jeff by Atty-In-Fact
Elizabeth R. Jeff

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Barbara Moutenot, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Bradley L. Palmquist and Elizabeth R. Jeff and acknowledged that he/she executed the same as the free act and deed of the said Bradley L. Palmquist and Elizabeth R. Jeff.

Witness my hand and official seal at
Nashville, Tn
on this the 7th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903