39-B

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $317,500.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2004. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/28/04 10:09 3pgs
Fees:18.00 Taxes:1174.75
20040728-0090107

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows: Song Hai Chen and Fang Lin 61 Brookhill Circle Nashville, TN 37215	Send Tax Bills To: New South Federal 210 Automation Way Birmingham, AL 35210	Map/Parcel Number: 131-6B-36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOE B. HOLDER, JR. AND WIFE, SUSAN R. HOLDER AND MARY DEE HOLDER BRADSHAW, MARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SONG HAI CHEN AND FANG LIN** (SPOUSE), hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe B. Holder, Jr. and Mary Dee Holder Bradshaw, as joint tenants in common by deeds from Susan S. Rushing, of record in Book 8342, page 354; Book 8342, page 358 and in Book 8342, page 365, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of Mary Dee Holder Bradshaw or her spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 564, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions Burton Hills of record in Book 6517, page 522, as amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188; and Book 9882, page 733, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions of record in Book 6326, page 588, said Register's Office.

5. Declaration of Covenants, Conditions and Restrictions Burton Hills Village of Foxview of record in Book 6625, page 171, as amended in Book 6917, page 718, said Register's Office.

6. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3702, page 250, and in Book 4298, page 491, said Register's Office.

This is improved property known as 61 Brookhill Circle, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 23rd day of July, 2004.

Joe B. Holder, Jr.

Mary Dee Holder Bradshaw

By: Susan R. Holder, Attorney in Fact
Susan R. Holder, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE B. HOLDER, JR. AND SUSAN R. HOLDER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 23rd day of July, 2004.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

234840.1/2004171

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN R. HOLDER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact of Mary Dee Holder Bradshaw,** and is authorized to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of July, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007