Return to: First Title and Escrow Company, Inc.
File Number 23088 Box 9B

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00 Affiant Subscribed and sworn to before me, this 26th DAY OF July, 2004. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
P-TCB-04-141	NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE
THIS INSTRUMENT WAS PREPARED BY Prestige Title, LLC 1800 Mallory Lane, Ste. A Brentwood, TN 37027	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Changyuan Ni	SunTrust Mortgage, Inc.	
141 Sterling Oaks Ct.	(NAME) 201 4th Avenue N. 7th Flr.	142-5-B-55.00CO
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANNIE BROWN AND WIFE, JOYCE BROWN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHANGYUAN NI AND WIFE, HONGPING YUAN, hereinafter called the Grantees, 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. 55, on the plan of Sterling Oaks, Phase 1, of record in Book 8250, page 998, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dannie Brown and wife, Joyce Brown, by deed from Pulte Homes Tennessee Limited Partnership, dated September 16, 1999, of record in Book 11666, page 905, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 141 Sterling Oaks Ct., Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (Cty 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 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 covenant 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/our hand(s) this 6th day of July, 2004.

Dannie Brown
Dannie Brown

Joyce Brown
Joyce Brown

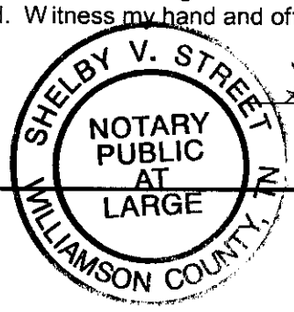
Davidson County DEEDWARR
Recvd: 07/29/04 13:51 2pgs
Fees:13.00 Taxes:862.10

20040729-0090933

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shelby V. Street, a Notary Public in and for said County and State, the within named Dannie Brown and Joyce Brown, the bargainor (s), 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 purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of July, 2004.

My Commission Expires: 11-13-07



Shelby V. Street
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 26th day of July, 2004.

My Commission Expires _____

_____
Notary Public

~~RETURN TO:~~
PRESTIGE TITLE, LLC
1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027
615-515-6800