RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH
NASHVILLE, TN 37201
FILE BOX " 7 " SP43158

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Torranda C. Sanders
709 Cedar Crest Dr.
Nashville, Tennessee 37209

Davidson County DEEDWARR
Recvd: 08/11/04 13:55 2pgs
Fees:13.00 Taxes:639.73
20040811-0097184

SEND TAX BILL TO:
SAME

MORTGAGEE:
N/A

MAP 114-8
GROUP A
PARCEL 19-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Qinghua Qian and wife, Zou Yue** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Torranda C. Sanders and husband, Brian Sanders**, 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. 19 on the Plan of Cedar Crest Subdivision, Phase II, of record in Plat Book 9700, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Qinghua Qian and wife, Zou Yue by deed from NVR Fox Ridge, Inc. of record in Book 10710, page 610, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 709 Cedar Crest Dr., Nashville, Tennessee 37209.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 19th day of July, 2004.

Qinghua Qian

Zou Yue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Qinghua Qian and wife, Zou Yue**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of July, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 5/29/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $172,900.00.

AFFIANT

Subscribed and sworn to before me on this 19 day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ADAM D. MAZEO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAR