STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,200.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of August, 2004.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/25/04 14:52 2pgs
Fees:13.00 Taxes:866.54
20040825-0103038

ADDRESS NEW OWNER(S) AS FOLLOWS:
Zhixiong Xu and Shaojing Chang
1501 Clifton Lane
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
117-12-O-049.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ben R. Ellis and wife, Shelley E. Ellis** hereinafter referred to as Grantors, hereby transfers and conveys to **Zhixiong Xu and Shaojing Chang, husband and wife** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 22 on the Final Plat of Hawthorne Subdivision, as of record in book 1424, page 22, Register's Office for said County.

Said Lot No. 22 fronts 70 feet on the southerly side of Clifton Avenue and runs back 27.40 feet on the easterly line and 237.7 feet on the westerly line, to the Clairmont Subdivision, measuring 74 feet thereon.

Being the same property conveyed to Ben R. Ellis and wife, Shelley E. Ellis by Warranty Deed from Diane P. Weis Farone and husband, Ted Farone of record in book 10544, page 729, Register's Office for Davidson County, Tennessee, dated July 21, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, Page 22, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1501 Clifton Lane, Nashville, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 20th day of August, 2004.

Ben R Ellis

Ben R. Ellis

Shelley E. Ellis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben R. Ellis and Shelley E. Ellis, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2004.

Notary Public

My Commission Expires: 11/22/08

