# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#2683-2

The actual consideration or value, whichever is greater, for this transfer is **$279,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2004.

Notary Public

My commission expires: 9/4/05

(AFFIX SEAL)

MARK GLAYNEY LEECOM NOTARY PUBLIC STATE OF TENN. DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

Davidson County DEEDWARR
Recvd: 10/05/04 08:04 2pgs
Fees:13.00 Taxes:1032.30

20041005-0119416

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Yan Zhao and Chunqiao Li** | **First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans** | **Map 172-13-0-A, Parcel 056.00co** |
| 316 XX ~~319~~ **Swynford Court** | **4000 Horizon Way** | |
| **Brentwood, TN 37027** | **Irving, TX 75063** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**John R. Parker and wife, Lynn P. Parker**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Yan Zhao and spouse, Chunqiao Li**

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. 6 on the Plan of Revision to Lots 5 and 6, Section Two, Williams Grove, a Planned Unit Development, as of record in Instrument No. 199912230806521, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to John R. Parker, M.D., and Lynn P. Parker, M.D., by Warranty Deed from Pulte Home Tennessee, L.P., of record in Instrument No. 200007030065610, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Williams Grove Homeowners' Association, Inc., of record in Book 10741, Page 678, and as amended in Book 11167, Page 755, in Book 11643, Page 316, and in Instrument No. 20010514-0049490 and Supplemental of record in Instrument No. 199912060300190, said Register's Office; By-Laws of record in Book 10741, Page 716, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

**JOHN R. Parker being one and the same person as John R. Parker, M.D., and Lynn P. Parker being one and the same person as Lynn P. Parker, M.D.**

**THIS instrument is being executed in behalf of John R. Parker and Lynn P. Parker pursuant to a Power of Attorney executed by them on the 2nd day of September, 2004, of record in Instrument No.** 20041005-0119415 **, Register's Office for Davidson, County, Tennessee.**

This is IMPROVED (__X__) Unimproved (____) property, known as: XX ~~319~~ **Swynford Court, Brentwood, TN 37027.** 316

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 convenant 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 **15th** day of **September, 2004.**

John R. Parker By: Stephen Arthur, Atty-in-fact

**John R. Parker By: Stephen Arthur, Attorney-In-Fact**

Lynn P. Parker By: Stephen Arthur, Atty-in-fact

**Lynn P. Parker By: Stephen Arthur, 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 aforesaid, the within named **Stephen Arthur,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **John R. Parker and wife, Lynn P. Parker,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John R. Parker and wife, Lynn P. Parker** for the purpose therein contained, by signing the name of **John R. Parker and wife, Lynn P. Parker** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **September, 2004.**

Katherine Goodson
**Notary Public**

**My Commission Expires:** May 30, 2007

KATHERINE GOODSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE