BOX #14A

# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#17487-2

The actual consideration or value, whichever is greater, for this transfer is **$192,500.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/01/04 08:35 2pgs
Fees:13.00 Taxes:712.25

20041101-0130387

**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 |
|---|---|---|
| **YANHONG ZHANG and JIANPING JIN** | **ABN AMRO Mortgage Group, Inc.** | **Map 156-01-0-C, Parcel 012.00co** |
| **7429 East Colony Drive** | **4242 N. Harlem Ave** | |
| **Nashville, TN 37221** | **Norridge, IL 60706** | |

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, I,

**ANGELINA R. PENALOZA, an unmarried woman**

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

**YANHONG ZHANG and JIANPING JIN, husband and wife**

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. 12 on the Plan of East Colony at Riverbend, a Planned Unit Development, as of record in Book 7900, Page 733, 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 Angelina R. Penaloza, by Warranty Deed dated June 25, 2001, from Clint B. Adams and wife, Kali P. Adams, of record in Instrument No. 20010702-0070059, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7199, Page 119, and as amended and annexation of record in Book 9792, Page 20, said Register's Office; By-Laws of record in Book 7199, Page 135, and as amended in Book 7781, Page 645, and in Book 9792, Page 24, 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 paid by the Grantor herein.**

This is IMPROVED (__X__) unimproved (____) property, known as: **7429 East Colony Drive, Nashville, TN 37221** .

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 hand this **28th** day of **October, 2004.**

**ANGELINA R. PENALOZA**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANGELINA R. PENALOZA, an unmarried woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **October, 2004.**

**Notary Public**

**My Commission Expires:** 5/30/07

