58 B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Joel A. Cassidy and wife, Amy E. Cassidy 6684 Autumnwood Drive Nashville, Tennessee 37221	First Horizon Home Loans 1555 W. Walnut Street Suite 200 Irving, Texas 75038	Map 155-08-0-C Parcel 51.00 CO
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 11/19/04 16:20 3pgs
Fees:18.00 Taxes:723.35
20041119-0139473

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, MAO-FU SUN AND WIFE, QIU CHEN CHENG ("Grantor") has bargained and sold, and hereby transfers and conveys to JOEL A. CASSIDY AND WIFE, AMY E. CASSIDY ("Grantee"), and its respective heirs and assigns, certain land in DAVIDSON County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> Real estate taxes for the current year, which have been paid and prorated between the parties; to any and all existing easements and restrictions of record; to the plan of record in Book 6900, Pages 339-347; amended in Book 7900, page 889, Register's Office for Davidson County, Tennessee; to the Restrictive covenants of record in Book 6474, page 346; as amended in Book 6486, page 587 and Book 6668, page 433 and in Book 6987, page 966 and in Book 7270, page 648 and in Book 7964, page 33, Register's Office for Davidson County, Tennessee; to a Storm water detention agreement of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee; and to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 6684 Autumnwood Drive Nashville, Tennessee 37221.

EXECUTED this 18th day of November, 2004.

Mao- Fu Sun

Qiu Chen Cheng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mao-Fu Sun and Qiu Chen Cheng, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 18th day of November, 2004.

Notary Public

My Commission Expires

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,500.00.

AFFIANT

Subscribed and sworn to before me this 18th day of November, 2004.

NOTARY PUBLIC

My Commission Expires:

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 51 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 thru 347, as amended in Book 7900, page 889, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mao-fu Sun and wife, Qiuchen Cheng from William C. Demetree and Lee Chira by Warranty Deed dated December 22, 1992 and of record in Book 8836, page 813, Register's Office for Davidson County, Tennessee.