This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Jingping Xie and wife,
Shenglan Liu
672 McPherson Drive
Nashville, TN 37221

SEND TAX BILLS:
Same

Davidson County DEEDWARR
Recvd: 12/01/04 08:29 2pgs
Fees:13.00 Taxes:629.00
20041201-0142668

MAP 142-15, PARCEL 66.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **JEREMY SHAWN MYERS,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **JINGPING XIE AND WIFE, SHENGLAN LIU, AS TENANTS BY THE ENTIRETIES,** the following described property to wit:

Land in Davidson County, Tennessee, and being Lot No. 25 on the plan of Harpeth Valley Park, Section 1, as of record in Plat Book 3600, Pages 93 and 94, in the Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Jeremy Shawn Myers by deed from Ross E. Whetstone and wife, Helen M. Whetstone of record in Instrument No. 20030115-0006446, Register's Office for Davidson County, Tennessee.

Taxes for 2004 are to be prorated and paid by the Grantees named herein.

This is improved property known as:
672 McPherson Drive, Nashville, Tennessee 37221

Said conveyance is made subject to Restrictive covenants of record in Record Book 3857, Page 856, amended in Record Book 3866, Page 656, amended in Record Book 5051, Page 92, amended in Record Book 5197, Page 123, and further amended in Record Book 5228, Page 718, Register's Office for Davidson County, Tennessee; subject to plan of record for Harpeth Valley Park Subdivision, Section 1, in Plat Book 3600, Page 93 and 94, Register's Office for Davidson County, Tennessee; and subject to any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

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 the Grantor does covenant with the said Grantees that he is lawfully seized and possessed

of said land in fee simple, that he has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind himself, his heirs and/or assigns, 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.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 17th day of March, 2004.

Jeremy Shawn Myers

JEREMY SHAWN MYERS

Jeremy Shawn Myers

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

Personally appeared before me, the undersigned, a Notary Public for said County and State, **JEREMY SHAWN MYERS**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 17th day of March, 2004.

SHERRY YOUNG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sherry Young

NOTARY PUBLIC

(SEAL)
My Commission Expires:
~~My Commission Expires May 20 2008~~

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

AFFIANT

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

DAVID M. AMONETTE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

(SEAL)
My Commission Expires:
2/1/2007

WPDOCS/REALESTATE/WD/MYERS