Dav. Co. File Box 14-A
jtc file no. 17580-2

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23620-11-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $452,000.00. Patrick C. Fischer Affiant Subscribed and sworn to before me this 14th day of December, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Fenghui Yao Guifeng Shao 221 Burlington Place Nashville, TN 37215	SunTrust Mortgage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041	Map No.117.09-0C- Parcel No. 030.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick C. Fischer and Charlotte F. Fischer, as tenants in common**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fenghui Yao and wife, Guifeng Shao** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 221 Burlington Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of December, 2004.

Patrick C. Fischer
Patrick C. Fischer

Charlotte F. Fischer
Charlotte F. Fischer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patrick C. Fischer and Charlotte F. Fischer,** 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, at office, this 14th day of December, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/16/04 08:43 2pgs
Fees:13.00 Taxes:1672.40
20041216-0149478

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Burlington Subdivision as of record in Plat Book 5200, pages 403 thru 406, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick C. Fischer and Charlotte F. Fischer, as tenants in common, by quitclaim deed dated February 17, 1992 from G. Michael Yopp, Trustee of record in Book 8560, page 163, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Dedication of common area to Burlington Cooperative Corporation of record in Book 6504, page 207;
2. Charter of Incorporation of Burlington Cooperative Corporation of record in Book 5869, page 168, amended in Book 7570, page 316, Book 7866, page 386, and Book 8158, page 846,;
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6929, page 646;
4. All matters appearing on the Plan of record as Book 5200, pages 403 thru 406; and
5. Easement for sanitary sewer of record in Book 3401, page 545, Register's Office for Davidson County, Tennessee.