THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 12/17/04 15:49 2pgs
Fees:13.00 Taxes:1313.50
20041217-0150547

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map 118-11/2.00

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me this the 13th day of December, 2004.

LINDA FRANCIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 3-26-05

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Lihua Sheng and Yilun Wang
(Name)
2919 Berry Hill Drive
(Street Address)
Nashville, TN 37204

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Paul E. Cook, unmarried**, hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Lihua Sheng and Yilun Wang, wife and husband,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

Being Lot No. 25, on the Plan of Berry Hill Subdivision, as shown on plat of record in Plat Book 330, page 20, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Paul E. Cook by Deed of record in Book 7828, page 329, Register's Office for Davidson County, Tennessee.

BEING unimproved property known as: 2919 Berry Hill Drive, Nashville, TN 37204

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "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 "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 13th day of December, 2004.

Paul E. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Paul E. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 13th day of December, 2004.

Notary Public

LINDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-26-05

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