WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/04 14:16 2pgs
Fees:13.00 Taxes:954.60

20041222-0152411

G-FA-04-0576

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOAN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina Ranish	Franklin American Mortgage	
576 Harpeth Trace Drive (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	143-2-A 15 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we YAO ZHONG LIN AND SPOUSE, AND NI LI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REGINA RANISH, hereinafter called the Grantee(s), their heirs and assigns, that 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. 15 ON THE PLAN OF HARPETH TRACE ESTATES, PHASE THREE, OF RECORD IN BOOK 5200, PAGES 751, 752, AND 753, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 15 FRONTS 137.80 FEET ON THE EASTERLY MARGIN OF HARPETH TRACE DRIVE (PRIVATE) AND EXTENDS BACK 116.51 FEET ON THE NORTHEASTERLY LINE AND 113.77 ON THE SOUTHWESTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO YAO ZHONG LIN AND SPOUSE, NI LI BY WARRANTY DEED FROM A. R. MARSDEN AND SPOUSE, PATRICIA D. MARSDEN, RECORDED THE 3RD DAY OF JUNE, 1997 IN DEED BOOK 10477, PAGE 469, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*unmarried

unimproved ( )
This is improved (X) property, known as 576 Harpeth Trace Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 16th day of December, 2004.

Yao Zhong Lin

Ni Li

STATE OF Tennessee
COUNTY OF Davidson

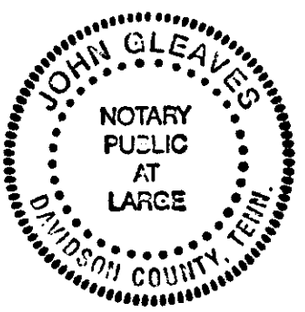
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yao Zhong Lin and Ni Li, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903