Davidson County DEEDWARR
Recvd: 01/05/05 11:12 2 pgs
Fees:13.00 Taxes:701.15
20050105-0001791

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $189,500.00.

Subsribed and sworn before me this the 30th day of December, 2004.

Affiant

(Affix Seal)

Notary Public

My commission expires 1/29/07

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 401026
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Xiangjian Zheng and wife, Ping Lin
413 Old Towne Drive
Brentwood, TN 37027

Send tax bills to:
Countrywide Home Loans
801 Crescent Center Drive #510
Franklin, TN 37027

Map 160-16-C Parcel 75 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Tara M. Jones and D. Philip Jones, Jr., husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Xiangjian Zheng and wife, Ping Lin

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Williamson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 75 on the Plan of A Horizontal Property Regime (Private Element Plat), The Terraces at Brentwood Chase, of record in Plat Instrument No. 200011030109137, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Tara M. Jones and D. Philip Jones, Jr., as wife and husband, by Deed of record in Instrument No. 20010718-0076106, said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 413 Old Towne Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 30th day of December, 2004.

Tara M. Jones

D. Philip Jones, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

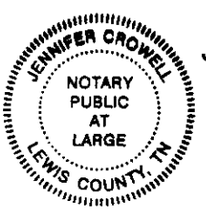
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Tara M. Jones and D. Philip Jones, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of December, 2004 .

My commission expires:

_____

Jennifer Crowell
Notary Public



JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006