WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/05 15:50 2 pgs
Fees:13.00 Taxes:880.60
20050207-0014327

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

Our File No. 1465

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Da Qiang Zheng	Aames Funding Corporation D/B/A Aames Home Loan	147-1-116
(NAME) 328 Binkley Drive	(NAME) 350 South Grand Avenue, 47th Floor	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Los Angeles, CA 90071	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Stephen R. Eng and wife, Anne J. Eng, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Da Qiang Zheng, Married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 392 on the Plan of Caldwell Hall, Section III, of record in Plat Book 2900, Page 131, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephen R. Eng and wife, Anne J. Eng, by deed dated July 11, 1994, from John B. Corcoran and wife, Elizabeth Corcoran, as of record in Book 9406, Page 237, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Stephen R. Eng by Anne J. Eng as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050207 0014326, in the Register's Office for ~~Rutherford~~ DAVIDSON County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 328 Binkley Dr., Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 1st day of February, 2005.

Stephen R Eng by Anne Eng as Attorney for Stephen R Eng

Stephen R. Eng
By: Anne J. Eng as Attorney-in-Fact

Anne J. Eng

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of February, 2005, before me personally appeared Anne J. Eng, the person who executed the foregoing instrument on behalf of Stephen R. Eng, and acknowledged that she executed the same as the free act and deed of the said Stephen R. Eng, through Power of Attorney granted unto her by the said Stephen R. Eng.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2005.

Commission expires: November 22, 2008

Deborah K. Devine State of Tennessee Notary Public Davidson County

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne J. Eng, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2005.

Commission expires: November 22, 2008

Deborah K. Devine State of Tennessee Notary Public Davidson County

Deborah K. Devine Notary Public