RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43786

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of April, 2005

Notary Public

MY COMMISSION EXPIRES: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/04/05 08:01 2 pgs
Fees:13.00 Taxes:284.53

20050504-0049606

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

My Commission Expires MAR 25 2006

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Xiangdong Daniel Fang | CTX Mortgage Company, LLC | 117-3-B-69 |
| 509 Hodges Court | P.O. Box 199000 | |
| Franklin, TN, 37067 | Dallas, TX 75219-9000 | |
| | | |

FOR AND IN 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, I/WE,

**Sulton M. Siddiqi and wife, Mouzon W. Siddiqi**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Xiangdong Daniel Fang and wife, Na Lin**

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:

**Being Unit No. E-6, Parcel No. 69, in the horizontal property regime which is located on the Plat of Villager Condominiums, of record in Book 5200, page 201, Register's Office for said county, to which reference is made for a more complete and accurate description of said unit.**

**Being the same property conveyed to Sulton M. Siddiqi and Mouzon W. Siddiqi by Warranty Deed from Daniel P. McGrath and wife, Patricia M. McGrath, of record in Instrument No.: 20031229-0183182, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 2601 Hillsboro Pike #E6, Nashville, TN 37212

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 my/our hand(s) this 22nd day of April, 2005

Sulton M. Siddiqi

Mouzon W. Siddiqi

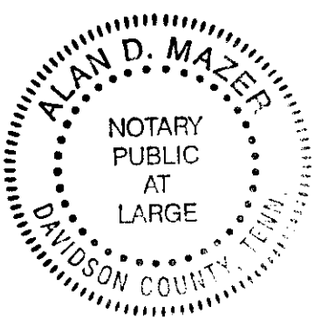
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Sulton M. Siddiqi and wife, Mouzon W. Siddiqi, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2005

Notary Public

My Commission Expires: 3/25/06




My Commission Expires MAR 25