WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

State of Tennessee)
County of Davidson)

G#2901-2

The actual consideration or value, whichever is greater, for this transfer is **$184,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2005.

Notary Public

My commission expires: 4/18/09

SHIRLEY A. BEESLEY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
YINGHAO SU and YANYAN CHU	New owner	**Map 172-12-0-B, Parcel 248.00co**
701 Winter Court		Davidson County DEEDWARR Recvd: 05/18/05 15:04 2 pgs Fees:13.00 Taxes:680.80
Nashville, TN 37211		20050518-0056248

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, WE,

JAMES TAYLOR and wife, CONNIE E. TAYLOR

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

YINGHAO SU and wife, YANYAN CHU

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. 510 on the Plan of Bradford Hills, Section Ten, a Planned Unit Development, as of record in Book 7900, Page 495, and as corrected by Surveyor's Certificate of Correction of record in Book 9219, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James Taylor, married, by Warranty Deed dated January 29, 2001, from Donald W. Noes and wife, Vickie L. Noes, of record in Instrument No. 20010205-0010841, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8069, Page 170, and as made applicable to Section Ten in Book 8885, Page 517, said Register's Office; By-Laws of record in Book 8071, Page 531, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

CONNIE E. Taylor, spouse of the above named James Taylor, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is IMPROVED (_X_) unimproved (____) property, known as: **701 Winter Court, Nashville, TN 37211**.

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 **13th** day of **May, 2005.**

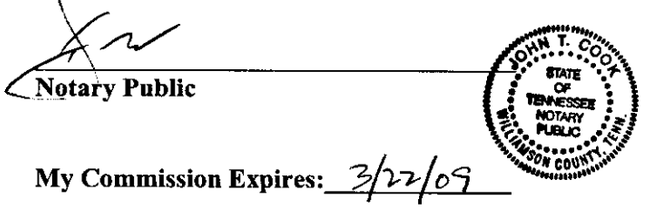
JAMES TAYLOR

CONNIE E. TAYLOR

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 **JAMES TAYLOR and wife, CONNIE E. TAYLOR,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **May, 2005.**



Notary Public

My Commission Expires: 3/22/09