THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24271-05-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me this 20th day of May, 2005. Notary Public My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Laura Proctor 624 Valley Trace Court Nashville, TN 37221	**Send Tax Bills To:** Compass Bank P.O. Box 13345 Birmingham, AL 35202	**Tax Information:** Map No.143.06-0A Parcel No. 058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rixiang Mu and wife, Shirley Zhihong Qiao**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Proctor, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 624 Valley Trace Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of May, 2005.

Rixiang Mu

Shirley Zhihong Qiao

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rixiang Mu and wife, Shirley Zhihong Qiao**, 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, at office, this 20th day of May, 2005.

Notary Public

My Commission Expires:

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/31/05 13:42 2 pgs
Fees:13.00 Taxes:1350.50

20050531-0061051

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Phase Two Harpeth Trace Estates, as of record in Plat Book 5200, page 556 through 558, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Rixiang Mu and wife, Shirley Zhihong Qiao by deed dated May 24, 1996 from Dwight Currey Hall and Marvin W. Morris, both single of record in Book 10068, page 261, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictive covenants contained in an instrument of record in Book 5120, page 208, Book 5120, page 918. Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357 and Book 6094, page 718, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, page 199 amended in Book 6556, page 694, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, pages 556 through 558, Register's Office for Davidson County, Tennessee.
5. Deed of conveyance for water and sewerage services of record in Book 7026, page 918 re-recorded in Book 7097, page 72, Register's Office for Davidson County, Tennessee.