Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, Tn 37212

This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-826300**

Davidson County DEEDWARR
Recvd: 06/03/05 08:09 3 pg
Fees:18.00 Taxes:826.95
20050603-0063003

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of May, 2005**, by and between **Lee Mays and wife, Chris Higdon**, parties of the first part, and **Aizhong Lui and wife, Qinghua Cui**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48, ON THE PLAN POPLAR CREEK ESTATES, PHASE TWO (2), A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGES 339 THROUGH 347, AMENDED BY AMENDMENT AND CHANGE OF SURVEY MONUMENTATION IN PLAT BOOK 7900, PAGES 888 AND 889, SAID REGISTER'S OFFICE, TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LEE MAYS AND CHRIS HIGDON BY WARRANTY DEED FROM LARRY ELDON GOWENS, JR. AND WIFE, MEREDITH BUCK GOWENS, RECORDED ON THE 30TH DAY OF JULY, 1999 IN DEED BOOK 11597, PAGE 903, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations. (7) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. (8) Restrictions, dedications, conditions, reservations, easements as recorded in Plat Book 6900, Page(s) 339 through 347 amended by an Amendment and Change of Survey Monumentation recorded in Plat Book 7900, Pages 888 and 889, amended at Instrument No. 20010911-0098418, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 ©. (9) Declaration of Covenants, Conditions and Restrictions recorded in Book 9472, page 824, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 ©. (10) Homeowner's Association Charter of record in Book 7120, page 125.

Parcel ID # **155-8c-48co**

X Improved OR

Unimproved property located at: **6672 Autumnwood Dr., Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Lee Mays

Chris Higdon

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lee Mays and wife, Chris Higdon** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-seventh day of May, 2005.**

Notary Public

My Commission Expires: 3/10/07

Notary Public At Williamson County, Tennessee

****

Owner's Name: **Aizhong Lui and Qinghua Cui**

and Address: **6672 Autumnwood Dr.**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**223,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carrie Tiesler

Affiant

Subscribed and sworn to before me this **Twenty-seventh day of May, 2005**

Notary Public

My Commission Expires: 7-29-06

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