This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/27/05 09:25 2 pgs
Fees:13.00 Taxes:819.55
20050727-0087325

ADDRESS NEW OWNER:
Xinping Chen
6825 Collinswood Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP	**155-8**
GROUP	**C**
PARCEL	**182**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard G. Boswell and Hillary H. Pippen-Boswell, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Xinping Chen and Ling Yan**, 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. 182 on the Plan of Phase 2, Poplar Creek Estates, of record in Plat Book 6900, pages 339-347, amended in book 7900, pages 888-889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Richard G. Boswell and Hillary H. Pippen-Boswell, husband and wife by deed from Michael W. Taylor, a married person of record in Instrument no. 20040730-0091239, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **6825 Collinswood Dr., Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **21st** day of **July, 2005.**

Richard G. Boswell, by Hillary H. Pippen-Boswell, as attorney-in-fact

Hillary H. Pippen-Boswell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Hillary H. Pippen-Boswell,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the attorney in fact for her husband, **Richard G. Boswell**, and that as said attorney in fact she executed the within Warranty Deed by signing the name of **Richard G. Boswell** as his free act and deed.

WITNESS my hand and official seal this 21st day of July, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $221,500.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.