WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/05 15:31 2 pgs
Fees:13.00 Taxes:795.50

20050803-0091301

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**Xi Guo and Xiao Mei Zheng**	Name	New Owner
Address	4048 Barnes Cove Dr.	Address	
City/State/Zip	**Antioch, TN 37013**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Zachery Simpson and Ashley Simpson, Husband and Wife, ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Xi Guo and Xiao Mei Zheng, Husband and Wife, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 13 on the Plan of Barnes Cove, Section One, a Planned Unit Development, of record in Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Zachery G. Simpson and Ashley Simpson, Husband and Wife, by Warranty Deed dated November 14, 2003, from Capitol Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20031202-0173242, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 173-9-O-B-13-CO

This is improved property known as: 4048 Barnes Cove, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **29th** day of **July, 2005.**

Zachery Simpson

Ashley Simpson

STATE OF TENNESSEE
COUNTY OF Williamson

PERSONALLY APPEARED before me **the undersigned,** a Notary Public in and for said County and State, **Zachery Simpson and Ashley Simpson** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **29th** day of **July, 2005.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission expires _____

Notary Public

SMS Vision Form SDD01TN Rev. 07/08/98

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$215,000.00**

Affiant _____

Subscribed and sworn to before me, this the 29th day of July, 2005.

My commission expires: 2/15/09 _____
Notary Public - Register

