PREPARED BY & RETURN TO:

PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 08/11/05 15:20 2 pg
Fees:13.00 Taxes:784.40

20050811-0095364

WARRANTY DEED

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 212,000.00

Brenda K. Akin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JULY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-14-06

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00880

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mary McLees Groves	CTX Mortgage	MAP:155-16 A
5216 Timber Gap Drive	801 94th Ave. North	Parcel:58.00 CO
Nashville, TN 37221	St. Petersburg, FL 33702	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KANNING WU AND WIFE, LIHUA WEI

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

MARY MCLEES GROVES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5216 Timber Gap Drive, Nashville, TN 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 22nd day of July, 2005.

K. W.
Kanning Wu

Lihua Wei
Lihua Wei

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, KANNING WU AND LIHUA WEI, the bargainor(s), 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 Brentwood, Tennessee , this 22nd day of July, 2005.

Notary Public

My Commission Expires: 5-14-06

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2006 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 50, TRACESIDE, SECTION TWO Planned Unit Development, as shown on plat of record in Plat Book 7900, Pages 980-981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kanning Wu and wife, Lihua Wei by Warranty Deed from Centex Real Estate Corporation, recorded on the 21st day of December, 1995 in Deed Book 9895, Page 585, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.