WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — MICHAEL J. PHILBIN

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric L. Becker	ABN AMRO Mortgage Group, Inc.	104-10-161
(NAME)	(NAME)	
3207 Overlook Drive	2600 W. Big Beaver Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Yuejin Wu and Jin Ying Yang, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric L. Becker,** _____ 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. 198 on the Plan of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described as follows:

BEGINNING at a point on the southwesterly margin of Overlook Drive, at the common corner of Lot Nos. 197 and 198; thence, with the line between said Lots, southeasterly 180 feet to a point in the northwesterly line of Lot No. 202; thence, with the line between Lot Nos. 198 and 202, northeasterly 52 feet to the common corner or Lot Nos. 198 and 199; thence, with the line between said Lots northwesterly 180 feet to the southeasterly margin or Overlook Drive; thence, with the margin of the same, southwesterly 70 feet to the beginning.

Being the same property conveyed to Yuejin Wu and Jin Ying Yang, husband and wife by deed from S. Jane Smith and Reuben M. Smith, wife and husband of record in Instrument No. 20001201-0118113 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3207 Overlook Drive, Nashville, TN 37212**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 23rd day of September, 2005.

Yuejin Wu

Jin Ying Yang

Davidson County DEEDWARR
Recvd: 09/28/05 11:21 2 pgs
Fees:13.00 Taxes:814.00

20050928-0116395

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yuejin Wu and Jin Ying Yang, husband and wife, the bargainors, 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 Nashville, Tennessee this 23rd day of September, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

