

Davidson County DEEDWARR
Recvd: 10/04/05 13:31 2 pgs
Fees:13.00 Taxes:758.50



20051004-0119296

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$205,000.00.** Jiaqing Li

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2005. William B. Gregory

Notary Public

My commission expires: April 9, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

file #43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jiaqing Li and wife, Fei Wu	**Mortgage Capital**	**Map 155 08 0 E**
7441 Kreitner Drive	**11150 W. Olympic Blvd #1160**	**Parcel 066.00 CO**
Nashville, Tennessee 37221	**Los Angeles, CA 90064**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jennifer Schultz, unmarried, and Andreas C. Claus, married

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

Jiaqing Li and wife, Fei Wu

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:

BEING Lot No. 43, on the plan of Bellevue Highlands, Phase 2, of record as Inst. No. 20010202-0010403, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Andreas C. Clause and Jennifer Schultz, both unmarried with right of survivorship, by instrument executed February 21, 2003, which is of record in as Inst. No. 20030225-0024924 Register's Office for Davidson County, Tennessee. Andreas C. Clause, Andreas Claus, and Andreas C. Claus is one and the same person. Andreas C. Claus is now married to Marcheta A. Claus.

THIS conveyance is subject to any and all matters as shown on the plan of Bellevue Highlands, Phase 2, of record as Inst. No. 20010202-0010403, Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to those matters of record in Book 11592 page 670, and as Inst. No. 20020506-0054929, said Register's Office.

Marcheta A. Claus, wife of Andreas C. Claus, joins herein for the express purpose of conveying whatever right, title, or interest, she might have in the property by virtue of her marriage; but no further or otherwise. Marcheta A. Claus does not make any warranties, guarantees, and/or statements with regards to the property.

This is improved (XX) Unimproved (____) property, known as **7441 Kreitner Drive, 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 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 convenant 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 my/our hand(s) this 23rd day of September, 2005.

Jennifer Schultz

Jennifer Schultz

Andreas C. Claus

Andreas C. Claus

Marcheta A. Claus

Marcheta A. Claus

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jennifer Schultz, Andreas C. Claus and wife, Marcheta A. Claus,** the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **September, 2005.**

William B. Gregory

Notary Public

My Commission Expires: April 9, 2006