Davidson County DEEDWARR
Recvd: 10/28/05 11:39 2 pgs
Fees:13.00 Taxes:407.00

20051028-0130420

BOX 13
10539

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is ~~$108,300.00~~ 110,000.00

Affiant

Subscribed and sworn to before me, this .

Notary Public
My commission expires: 7.25.09

05-0509-62498

Address of New Owner:	Send Tax Bills to:	Tax Information
Amie C. Cross	New Owner	43-13-0-062 LOT 59
264 Old Hickory Blvd.	900 Connelly Drive	43-13-61 LOT 58
Madison TN 37115	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Yan Qui Zou, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amie C. Cross, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Lot 58:
Land in Davidson County, Tennessee, being Lot No. 58 in Block "B" on the Plan of Forest Park Subdivision of Madison, Tennessee, of record in Book 843, Page 44, said Register's Office and more particularly described as follows:

Said Lot No. 58 in Block "B" fronts 50 feet on the south side of Old Hickory Boulevard, and runs southerly between parallel line 150 feet to a dead line. BACK

Lot 59:
Land in Davidson County, Tennessee, being Lot No. 59 in Block "B" on the Plan of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, Page 44, Register's Office for said County, and more particularly described as follows:

Said Lot No. 59 in Block "B" fronts 50 feet on the south side of Old Hickory Boulevard at the southwest corner of Old Hickory Boulevard and Third Avenue, and runs back southerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Yan Qiu Zou by deed from Johnny Wright and wife, Muriel D. Wright, dated February 28, 2002, of record in Instrument Number 20020313-0031833, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 264 Old Hickory Blvd., Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21 of October, 2005.

Yan Qui Zou
By: Yan Qiu Zou by Yan Chen, Attorney in-Fact
Yan Chen, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Yan Chen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Yan Qui Zou and that he/she is authorized by Yan Qui Zou to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 21ST day of October, 2005.

Katherine Lee

State of Tennessee at Large

My Commission expires 9/22/07

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.