Davidson County DEEDWARR
Recvd: 12/20/05 10:57 2 pgs
Fees:13.00 Taxes:556.85

20051220-0152484

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of December, 2005.

Notary Public

My Commission Expires: 12/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Huajun Feng and Yan Fang Li

201 Ben Alex Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

173-04-0-A-045.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alfy A. Hanna and wife, Marvel S. Hanna (f/k/a Marvel S. Labeeb) hereinafter referred to as Grantors, hereby transfers and conveys to Huajun Feng and wife, Yan Fang Li, hereinafter referred to as 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. 45 on the Plan of Oak Highlands, Phase I, a Planned Unit Development, as of record in Plat book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alfy A. Hanna and wife, Marvel S. Labeeb by warranty deed from Bruce Yazdian and Giti Yazdian d/b/a Bruce Yazdian Construction, of record in Book 11564 and Page 988, Register's Office for Davidson County, Tennessee, dated July 6, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6900, Pages 432, 433, 434 and 435, Register's Office of said County.

[redacted]00322

Restrictions of record in Book 7350, Page 24, Book 7367, Page 587 and Book 8765, Page 77, said Register's Office.

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.

County and/or City taxes for the year 2005 have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 201 Ben Alex Ct., Antioch, TN 37013.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 15th day of December, 2005.

Alfy A. Hanna

Marvel S. Hanna

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Alfy A. Hanna and Marvel S. Hanna, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 12/15/2005.

Witness my hand and official seal this 15th day of December, 2005.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV 8, 2008