Return to: First Title and Escrow Company, Inc.
2000 RichardJones Road Suite 110
Nashville, Tennessee 37215

File Number 24930

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Donald E. Kniff
Affiant

Subscribed and sworn to before me, this 28th day of December 2005.

Christina M. Read
Notary Public
My commission expires: _____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 01/10/06 14:17 2 pgs
Fees:13.00 Taxes:325.60

20060110-0003793

Address of New Owner:	Send Tax Bills to:	Tax Information
Amy L. Burr 1110 N. 7th Street Nashville TN 37207-0000	Countrywide Home Loans, Inc Post Office Box 10423 Van Nuys, CA 91410-0423	082-04-0/52.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Xing Zhou, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Amy L. Burr, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 15 feet of Lot No. 213 and the northerly 29 feet of Lot No. 214 on the Plan of Oakwood Park as of record in Book 421 page 12 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description. Said parts of Lots Nos. 213 and 214 front together 44 feet on the westerly side of the North 7th Street and run back between parallel lines 165 feet to an alley
Being the same property conveyed to Xing Zhou by deed from The CIT Group/Consumber Finance, Inc. of record in Instrument No. 20050317-0029718 20050816-0097120 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Oakwood Park of record in Book 421 Page 12, Register's Office for Davidson County, Tennessee

This property is improved property known as 1110 N. 7th Street, Nashville, Tennessee 37207-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28th day of December, 2005.

Xing Zhou

Eunice Zhou
Who joins in this conveyance to convey any martial interest she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Xing Zhou and Eunice Zhou, 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 28th day of December, 2005.

Notary Public

My Commission expires: 1/27/07

FILE NO: WG1270

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007