RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44374

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/06 13:06 2 pg
Fees:13.00 Taxes:1176.60
20060201-0012527

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DORIS J. JOHNSON | **NEW OWNER** | **172-9-A-177** |
| (NAME) | (NAME) | |
| 1224 BANBURY ROW | | |
| (ADDRESS) | (ADDRESS) | |
| BRENTWOOD, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*THIS INDENTURE,* made and entered into this 20th day of January, 2006, by and between XIAOHONG WANG AND WIFE, NING LI, party of the first part, and Doris J. Johnson, unmarried, party of the second part,

*WITNESSETH:* That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 173 ON THE PLAN OF BANBURY CROSSING, SECTION 5A, OF RECORD IN INSTRUMENT NO. 20020830-0105357, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to XIAOHONG WANG AND WIFE, NING LI by deed from The Jones Company, dated 6/25/04 and filed of record in ~~Record Book _____, page ____~~, Register's Office for DAVIDSON County, Tennessee. Instrument Number 200406290077053

Subject to Restrictions of record in Deed Book _____, Page _____, Deed Book _____, page _____, Deed Book _____, page _____, and Deed Book _____, page _____, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

*TO HAVE AND TO HOLD* the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

**See Exhibit B for exceptions to title**

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

*IN WITNESS WHEREOF,* the party of the first part has caused this instrument to be executed the day and year first above written.

XIAOHONG WANG

NING LI

STATE OF Tenn

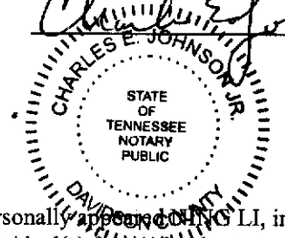
COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared XIAOHONG WANG, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, TN this 6 day of December, 2005.

Commission expires: 1-24-2009

Charles E. Johnson Jr.
Notary Public




STATE OF Tenn

COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared CHING LI, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Nashville, TN. this 6 day of December, 2005.

Commission expires: 1-24-2009

Charles E. Johnson Jr.
Notary Public

