Return to:

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027
B-4903

B-4903

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

CAROL R. RIVERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

P-06-410

THIS INSTRUMENT WAS PREPARED BY - Prestige Title
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara G. Goetzman	ABN AMRO Mortgage Group, Inc. (NAME)	
410 Old Towne Drive (ADDRESS)	4242 N. Harlem Ave. (ADDRESS)	160-16-C-22
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Norridge IL 60706 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we YOUFEI GUAN AND YAHUA ZHANG, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BARBARA G. GOETZMAN, MARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 22 on the Plan of The Terraces at Brentwood Chase of record in Instrument #200011030109137, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being hte same property conveyed to Youfei Guan and Yahau Zhang, husband and wife, by Deed dated 6/22/2001 in Instrument #200106270067900, Register' s Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 410 Old Towne Drive, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 03/01/06 11:45 2 pgs
Fees:13.00 Taxes:791.80
20060301-0023533

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 we do covenant with 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 covenant 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 22nd day of February, 2006.

Youfei Guan By Yahua Zhang Atty-in-fact

Youfei Guan

Yahua Zhang

Yahua Zhang

STATE OF Tennessee

COUNTY OF Davidson

On this the 22nd day of February, 2006 before me personally appeared Yahua Zhang to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Youfei Guan, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 22nd day of February, 2006.

Carol T. Baker

Notary Public

My Commission Expires: 2/15/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Youfei Guan and Yahua Zhang, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of February, 2006.

Carol T. Baker

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.