(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

mail to:
[illegible]-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

39-B
File #06-1202

Davidson County DEEDWARR
Recvd: 06/05/06 14:08 2 pgs
Fees:13.00 Taxes:950.90

20060605-0066235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen C. Mitchell**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Hong Wu and husband, Shuangli Guo**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Pleasant Valley, as of record in Plat Book 1424, page 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Karen C. Mitchell and Frances D Crain, joint tenants with right of survivorship by deed from Gregory Alan Razmus and wife, Suzanne Barton Razmus of record in Inst. No. 20010222-0016748 dated February 16, 2001, Register's Office for Davidson County, Tennessee. Frances D. Crain is now deceased per death certificate dated December 17, 2005.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 902 Woodmont Blvd, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of May, 2006

X K. C. Mitchell

Karen C. Mitchell

State of Colorado)
County of Pueblo)

On this 31st day of May, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Karen C. Mitchell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

Michelle Turner
Notary Public
State of Colorado
My Commission Expires 8/2/2009

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 257,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of May, 2006.

Notary Public

My Commission Expires: 6-28-08

KENDRA SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN

KENDRA SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN

NEW OWNER:
Hong Wu
902 Woodmont Blvd
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
(K.S.) Countrywide Home Loans, INC.
3011 ARMORY DR Suite 120
Nashville, TN 37204

TAX MAP-PARCEL #:
118-10-0 074.00