21613

(2) B0436

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/06 14:50 2 pgs
Fees:13.00 Taxes:1295.00
20060605-0066335

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

Subscribed and sworn to me on June 1, 2006.

NOTARY PUBLIC

JERRY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21613SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tian Gui Zheng 2912-2920 Louise Drive Nashville, TN 37211	Regions Bank d/b/a PO Box 18001 Hattiesburg, MS 39404	119-09-235.00 119-09-234.00 119-09-233.00 119-09-232.00 119-13-83.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Sullivan Trust dated January 5, 2005 by William Neal Sullivan, Trustee, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Tian Gui Zheng, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 3, 4, 5, 6, and 7 on the Plan of H.G. McNabb Subdivision, of record Book 1130, page 64 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Sullivan Trust dated January 5, 2005, a Tennessee Revocable Living Trust, William Neal Sullivan, Trustee, by deed dated January 5, 2005, from William Neal Sullivan, of record as Instrument No. 20050119-0006429, Register's office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee; and

4. Declarations of Covenants, Conditions and Restrictions, of record in Book 1318, page 625, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2912, 2914, 2916, 2918 and 2920 Louise Drive, Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on June 1, 2006.

The Sullivan Trust dated January 5, 2005

By: William Neal Sullivan, Trustee
William Neal Sullivan, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 1, 2006, before me personally appeared William Neal Sullivan, Trustee of The Sullivan Trust dated January 5, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 1, 2006.

NOTARY PUBLIC

My Commission Expires: 3/20/10

STEPHANIE G. SPAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Stephanie G. Spain
My Commission Expires
March 20, 2010
STATE OF TENNESSEE