WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/06 14:27 2 pgs
Fees:13.00 Taxes:1269.10

20060629-0078102

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 19825-1

The actual consideration or value, whichever is greater, for this transfer is **$343,000.00**

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

CHRIS T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marvin D. Miller **Alice M. Cazan**	**America's Wholesale Lender**	**171-03-0-B-008co**
312 Culpepper Court	**P.O. Box 660694**	
Brentwood, TN 37027	**Dallas, TX 75266-0694**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Yalan Zhao, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marvin D. Miller and Alice M. Cazan, both unmarried, as Joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 276 on the Plan of First Revision, Fredericksburg, Section 5-A, a Planned Unit Development, as of record in Book 7900, Page 961, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Shangbo Zhao and wife, Hui Su Wang, by Warranty Deed from Radnor Homes, Inc., dated July 23rd, 1996, of record in Book 10130, Page 129, Register's Office of Davidson County, Tennessee. Said property was further conveyed to Yalan Zhao, by Quitclaim Deed from Shangbo Zhao and Hui Su Wang, of record in Instrument No. 20040913-0110151 and in Instrument No.: 20060629-0078100, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Fredericksburg Homeowners' Association, Inc., of record in Book 8920, Page 65 and as amended in Book 9500, Page 393, Book 9860, Page 840 and in Book 10694, Page 541, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Yalan Zhao, pursuant to a Power of Attorney executed by same on the 16th day of June, 2006, of record in Instrument No. 20060629-0078101, Register's Office for Davidson County, Tennessee.

This is Improved (X) unimproved (____) property, known as: **312 Culpepper Court, Brentwood, TN 37027**

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 hands this **27th** day of **June, 2006.**

Yalan Zhao

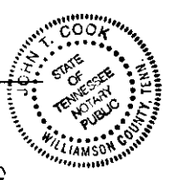
Yalan Zhao
By: Huisu Wang, Attorney-in-fact

Atty-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Huisu Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Yalan Zhao, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Yalan Zhao for the purpose therein contained, by signing the name of Yalon Zhao by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, **2006.**



Notary Public

My Commission Expires: 3/22/09