Davidson County DEEDWARR
Recvd: 08/01/06 10:39 3 pgs
Fees:18.00 Taxes:869.50

20060801-0093352

WARRANTY DEED

P-06-7913

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

CAROL T. BIXLER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
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
Wenjun Guo	Countrywide Home Loans	
7913 Amber Hills Lane (ADDRESS)	801 Crescent Centre Drive Suite 510 (NAME) (ADDRESS)	156-1-A-32 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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 MUDASSIR H. KHAN, MARRIED AND MOHAMMED N. RAHMAN, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WENJUN GUO AND wife MEISHA FANG, 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 Lot(s) 32, as shown on the map entitled Amber Hills Subdivision, of record in Plat Book 7900, page(s) 377, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mudassir H. Khan, as to one-half undivided interest, and Mohammed N. Rahman, as to a one-half undivided interest, as tenants in common, by Deed dated 9/5/2003, in Instrument #200309080131067, Register's Office for Davidson County, TN. The said The property was not the principle residence of the said Mohammed N. Rahman.

Syeda Panna, wife of Mudassir H. Khan, joins in this conveyance for marital interest only.

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

unimproved ( )
This is improved (X) property, known as 7913 Amber Hills Lane, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 20th day of July, 2006.

Mudassir H. Khan

MOHAMMAD N. RAHMAN
Mohammed N. Rahman
attorney in fact.

Syeda Mastari Panna

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 Mudassir H. Khan and _____Syeda Panna personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of July, 2006.

Notary Public

My Commission Expires: 2/25/09

(SEAL)

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

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

STATE OF Tennessee

COUNTY OF Davidson

On this the 20th day of July, 2006, before me personally appeared Mudassir H. Khan 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 Mohammad N. Rahman, 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 20th day of July, 2006

Notary Public

My Commission Expires: 2/15/09

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