WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,500.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF August, 2006.

Notary Public

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 22, 2010

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

G-VRE-06-420

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yujiang Jia	Realty Mortgage Corporation	
420 Carphilly Court (ADDRESS)	7000 Executive Center Drive, #200 (ADDRESS)	172-5B-141.CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TONYA J. LONG, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YUJIANG JIA AND WIFE, PING LIANG, hereinafter called the Grantee(s), 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 27, STERLING OAKS, PHASE III, as shown on plat of record in Instrument No. 20001122-0115320, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tonya J. Long, a married woman, by Warranty Deed from Pulte Homes Tennessee, limited partnership, recorded on the 10th day of September, 2001 in Instrument No. 20010910-0098294, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Instrument No. 20001122-0115320; Instrument No. 20001214-0123042; Instrument No. 20001214-0123043; Instrument No. 20001214-0123041; Book 7121, page 177; Book 7121, page 181; Book 7121, page 185; Book 7250, page 761; Book 7573, page 231; Book 2240, page 167; Book 2927, page 95; Book 7069, page 435; Instrument No. 20050510-0052774, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 420 Carphilly Court, Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4th day of August, 2006.

Tonya J. Long

Davidson County DEEDWARR
Recvd: 08/09/06 08:52 2 pgs
Fees:13.00 Taxes:1085.95

20060809-0097705

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tonya J. Long, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of August, 2006.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903