WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$264,900.00**

Grady E. Cannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF ~~SEPTEMBER~~ October, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grady E. Cannon	**AmSouth Bank**	**141-12-C-68CO**
(NAME)	(NAME)	
7408 River Bend Circle	**P.O. Box 57046**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Irvine, CA 92619-7046**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Luoyu Roy Xu and wife, Lihong Song**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grady E. Cannon and wife, Brenda A. Cannon**, 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. 68 on the Plan of River Ben, a Planned Unit Development, as of record in Book 6900, Pages 504 and 505, Registers' 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 Luoyu Roy Xu and wife, Lihong Song, by deed dated March 29, 2002 from Marcia Lynn Cohlmeyer, of record in Instrument No. 20020403-0040236, said Register's Office.

Subject to current years taxes, easements, restrictions, covenants, and/or rights of way of record in said Register's Office.

unimproved ☐
This is improved ☒ property, known as **7408 River Bend Circle, Nashville, TN 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 our hands this ~~29th~~ 5th day of ~~September~~ October, 2006.

Luoyu Roy Xu

Lihong Song

Davidson County DEEDWARR
Recvd: 10/12/06 08:40 2 pgs
Fees:13.00 Taxes:980.13

20061012-0126648

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luoyu Roy Xu and wife, Lihong Song, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~29TH~~ 5th DAY OF ~~SEPTEMBER~~ October, 2006.

Commission expires:

Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007