PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: Title No: 48271
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/19/06 15:15 3 pgs
Fees:18.00 Taxes:1152.55
20061019-0130116

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Erika Mitchell 1501 Clifton Lane Nashville, Tennessee 37215	Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, Tennessee 37201

TAX MAP-PARCEL NUMBERS: 11712004900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$311,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zhixiong Xu and spouse, Shaojing Chang,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Erika Mitchell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being Lot No. 22 on the Final Plat of Hawthorne Subdivision, as of record in Book 1424, Page 22, Register's Office for said County.

Said Lot No. 22 fronts 70 feet on the southerly side of Clifton Avenue and runs back 27.40 feet on the easterly line and 237.7 feet on the westerly line, to the Clairmont Subdivision, measuring 74 feet thereon.

BEING the same property conveyed to Zhixiong Xu and Shaojing Chang, husband and wife by deed dated August 20th, 2004*of record in Instrument No. 20040825-0103038 Register's Office for Davidson County, Tennessee.

* from Ben R. Ellis and wife, Shelley E. Ellis

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 22, said Register's Office, which Plan shows a 60 foot minimum building setback line from Clifton Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.

This instrument is executed on behalf of Zhixiong Xu and Shaojing Chang by Kathy Carter as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1501 Clifton Lane Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of October, 2006.

Zhixiong Xu by Kathy Carter Atty in fact
Zhixiong Xu By:Kathy Carter, Atty-in-Fact

Shaojing Chang by Kathy Carter, Atty. in fact
Shaojing Chang By:Kathy Carter, 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, the within named, **Kathy Carter** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Zhixiong Xu and Shaojing Chang**, as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of October, 2006.

Notary Public

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $311,500.00.

Affiant

Sworn and subscribed before me this 18th day of October, 2006.

Notary Public

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Zhixiong Xu and Shaojing Chang

TO: Erika Mitchell

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principals thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kathy Carter

Kathy Carter, Affiant

Sworn to and subscribed before me this 18th day of October, 2006.

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007