06-10-016-D
P12

Davidson County DEEDWARR
Recvd: 10/24/06 08:23 2 pgs
Fees:13.00 Taxes:802.90
20061024-0131494

COUNTY OF DAVIDSON New York

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$217,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/5/10
(AFFIX SEAL)

GAIL P. ELLIOTT
Notary Public, State of New York
No. 03-4963157
Qualified in Bronx County
Commission Expires 3/5/10

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
Michael Deguira	CHASE BANK USA, N.A.	128-10-253
(NAME)	(NAME)	
7813 Dan Kestner Court	4200 Concours #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Ontario, CA 91764	
(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, **Deqiang Jing and Xuan Li,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Deguira and wife, Alice Deguira,** 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. 23 on the Plan of First Revision of Mead Vue as of record in Plat Book 9700, page 58, Register's Office for Davidson County, Tennessee, to which refernce is hereby made for a more complete description.

Being the same property conveyed to Deqiang Jing and Xuan Li by deed from Barbara G. Roles nka Barbara Stroh and husband Patrick L. Stroh of record in Instrument No. 20021111-0138746 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **7813 Dan Kestner Court, 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 20th day of October, 2006.

Deqiang Jing

Xuan Li

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STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deqiang Jing and Xuan Li, 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 New York, New York this 19th day of October, 2006.

GAIL P. ELLIOTT
Notary Public, State of New York
No. 03-4956157
Qualified in Bronx County
Commission Expires 3/5/10

Commission expires: 3/5/10

Gail P. Elliott
Notary Public