Davidson County DEEDWARR
Recvd: 12/08/06 14:04 3 pgs
Fees:18.00 Taxes:684.50
20061208-0152098

This instrument prepared by:
First American Title
Attorney at Law
111 North Jefferson Street, Suite 200
Winchester, Tennessee 37398
(931)967-0526

File No.: **3155-1368527**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirtieth day of November, 2006**, by and between **Zhou Mu Ni joined by wife Zheng Yingzhu**, party of the first part, and **Suying Ni**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A CERTAIN TRACT OR PARCEL OF LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT #2 OF THE RE-SUBDIVISION OF LOT #14 OF MERRY OAKS, SECTION 4 OF RECORD IN INST#200202050015652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ZHOU MU NI, MARRIED BY WARRANTY DEED FROM ROBERT L. PITTMAN, JR. AND ROSA BELL PITTMAN, RECORDED ON THE 4TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041004-0119238, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to party of the first part, herein shown in:
or Instrument No.: **2041004-0119238** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **95-7-128.00**
X Improved OR
Unimproved property located at: **286 Mcgavock Pike, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Zhou Mu Ni

Yong zhu zheng

Zheng Yingzhu

STATE OF **TN**

COUNTY OF **Davidson**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Zhou Mu Ni and Zheng Yingzhu** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Thirtieth day of November, 2006.**

Notary Public

My Commission Expires: January 05, 2008

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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Owner's Name: **Suying Ni**

and Address: **286 Mcgavock Pike**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Washington Mutual Bank
PO Box 9001879
Louisville KY 40290-1879

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$185,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of November, 2006.**

Notary Public

My Commission Expires: 1-07-2008

RUTH M. FORAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN