BOX 10-B

Davidson County DEEDQC
Recvd: 01/17/07 14:43 2 pgs
Fees:17.00 Taxes:0.00
20070117-0006981

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 2007.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DENG PING YIN, ET AL	**SUNTRUST MORTGAGE, INC.**	**127-303**
(NAME) **8040 CHARLOTTE PIKE**	(NAME) **P. O. BOX 5028**	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) **IRVINE, CA 92619-7028**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN 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, DENG PING YIN AND WIFE, LIANLI MA, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON WITH THE RIGHT OF SURVIVORSHIP IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **LEE A. COHEN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 2, as shown on the map entitled Final Plat of Hows Subdivision, of record as Instrument No. 20060417-0043316, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deng Ping Yin and wife, Lianli Ma by deed from Action Construction of TN, Inc., a Tennessee corporation, of record in Instrument # 20061212-0153445, Register's Office for Davidson County, Tennessee.

AND NOW, I, the said Lee A. Cohen, Trustee, for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim unto **DENG PING YIN AND WIFE, LIANLI MA, AND JIA YIN, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** all of my right, title, and interest in the same property herein above described and set forth, to which reference is hereby made.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **8040 CHARLOTTE PIKE, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 3rd. day of January, 2007.

DENG PING YIN

LIANLI MA

LEE A. COHEN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Deng Ping Yin and Lianli Ma**, 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 office this 3rd day of January 2007.

My Commission Expires: **September 22, 2007**

Notary Public

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lee A. Cohen, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of January, 2007.

My Commission Expires: **September 22, 2007**

Notary Public

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.