RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro. TN 37129

Davidson County DEEDWARR
Recvd: 02/26/07 08:26 2 pgs
Fees:13.00 Taxes:536.50
20070226-0023014

Name and Address of New Owner:
YonKong Ni
808 Fitzpatrick Road
Nashville, TN 37214

Map and Parcel: 108-04-0-080.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **VIRGINIA PANUCCI, a single woman,** has this day bargained and sold and does hereby transfer and convey unto, **YONKONG NI, an unmarried man,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 293, on the Plan of Larchwood, Section III, according of record in Plat Book 5200, page 540, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Virginia Panucci, a single woman, by deed from Judy D. Powell, unmarried, dated March 13, 2000, appearing of record in Instrument Number 20000317-0027440, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Record Book 6076, page 69, and in Record Book 6122, page 482; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 540; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **YONKONG NI, an unmarried man,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of February, 2007.

Virginia Panucci

Virginia Panucci

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Virginia Panucci, a single woman,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

21st WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the day of February, 2007.

Sheri L. Morgan

NOTARY PUBLIC

My Commission Expires: 2/24/09

SHERI L. MORGAN NOTARY PUBLIC My County Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

YONKONG NI

AFFIANT

SWORN to and subscribed before me, this the 21st day of February, 2007.

Sheri L. Morgan

NOTARY PUBLIC

My Commission Expires: 2/24/09

SHERI L. MORGAN NOTARY PUBLIC My County Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN