THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14940

Davidson County DEEDWARR
Recvd: 03/07/07 10:03 2 pgs
Fees:13.00 Taxes:617.90
20070307-0028030

Property Address:
2431 Cabin Hill Rd., Nashville, TN 37214 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mike S. Casey, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Xili Niu and wife, Meili Yang,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being all of Lot No. 17, Sunset View, Section III, as shown by plat of record in Plat Book 2663, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Harley B. Mayle and wife, Carrie L. Mayle, dated September 12, 2002, and recorded September 20, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200209200114796.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 27th day of February, 2007.

_____{Seal}
Mike S. Casey

State of TENNESSEE
County of DAVIDSON

On this the 27th day of February, 2007, before me, the undersigned officer, personally appeared Mike S. Casey, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

_____
Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $167,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 27th of February, 2007.

JEAN K PETERSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

My Commission Expires Jan 15, 2008

_____
Notary Public

My Commission expires: 01-15-08

Name of Owner and Property Address:
Xili Niu
Meili Yang

2431 Cabin Hill Rd

NASHVILLE, TN 37214

Person Or Entity Responsible For Payment Of Taxes:
Bank of America
9000 Southside Blvd.
Jacksonville, FL 32256
LN# 3306206198

Tax Parcel ID#: 07316004300