(i)

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)45140

WARRANTY DEED

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$261,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **23RD DAY OF FEBRUARY, 2007.**

Notary Public

MY COMMISSION EXPIRES: 9/16/09

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
IVAN KOZEKOV et ux	**S A M E**	**155-8-C-66**
604 Poplar Creek Trace Court		**9D 80312**
Nashville, TN 37221		

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 **YING ZHANG and wife, YONG HONG WU**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IVAN KOZEKOV and wife, ALBENA KOZEKOVA**

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. 66 on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, Page 339, amended in Book 7900, Page 889, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ying Zhang by deed from Mark Harrill and wife, Debbie Harrill of record in Instrument Number 20040604-0066012, Register's Office for Davidson County, Tennessee. The said Yong Hong Wu, wife of Ying Zhang, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 604 Poplar Creek Trace Court, Nashville, Tennessee 37221

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.

Davidson County DEEDWARR
Recvd: 03/08/07 11:01 2 pgs
Fees:13.00 Taxes:965.70
20070308-0028633

WITNESS our hands this 22nd **day of February, 2007.**

Ying Zhang

YING ZHANG

Yong Hong Wu

YONG HONG WU

STATE OF ~~NORTH CAROLINA~~ Georgia)

COUNTY OF Forsyth)

Personally appeared before me, Theresa M. West, **a Notary Public in and for said County and State, the within named YING ZHANG and wife, YONG HONG WU, 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 Duluth, Georgia, ~~North Carolina~~, **on this the** _____ **day of February, 2007.**

Theresa M West

NOTARY PUBLIC

My Commission Expires: _____

THERESA M WEST
Notary Public
Forsyth County
State of Georgia
My Commission Expires Apr 17, 2009

THERESA M. WEST NOTARY PUBLIC FORSYTH COUNTY GA