BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070048

Davidson County DEEDWARR
Recvd: 04/04/07 12:30 2 pg
Fees:13.00 Taxes:510.60

20070404-0040404

Send Tax Bills To:
COUNTRY WIDE
P.O. Box 660694
DALLAS TX 75266

New Owner is:
Venus Manuel
3433 Harpeth Springs Drive
Nashville, TN 37221

MAP: 141-06-0D-168.00CO

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Guohuang Fan and Yao Sun, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Venus Manuel, an unmarried person**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3433 Harpeth Springs Drive, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 168 on the plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Guohuang Fan and Yao Sun, husband and wife, from Beazer Homes Corp., a Tennessee Corporation, by Warranty Deed dated February 16, 2005 and recorded February 24, 2005 in Instrument No. 20050224-0020172, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Instrument #20030205-0016032, #20030205-0016044, #20030303-0027396, #20030806-0111893 & #20050520-0056889; HOA Charter of record in Instrument #20030218-0020986 and #20030218-0020998; Dedication to Common Area of record in Instrument #20030303-0027398, #20030303-0027395 and #20030806-0111892; Master Deed of record in Instrument #20030205-0016032; By-Laws of record in Instrument #20030218-00200987 and #20030218-0020999; Easements of record in Book 1298, page 244; Book 7601, page 415; Instrument #20021217-0155374 & #20031106-0163291; and all matters of record on plat in Instrument #20030213-0019999, Register's Office for Davidson County.

YS GF

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of April, 2007.

GRANTOR(S):

GUOHUANG FAN

YAO SUN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Guohuang Fan and Yao Sun**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 2nd day of April, 2007.

M LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My Commission Expires: 10-14-2009

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$138,000.00**.

AFFIANT

SWORN TO and subscribed before me this 2nd day of April, 2007.

NOTARY PUBLIC
My commission expires: 1-22-09

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN