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

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $251,500.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2007.

Notary Public
My commission expires: 9/6/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

03-0706-34803

Address of New Owner:	Send Tax Bills to:	Tax Information
Charanuit Kumar 812 Magnolia Court East Nashville TN 37221	New OWner	142-11-0-B 027.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bangchi Shi and husband, Jiqing Sai, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to* ~~Charanuit~~ Kumar, an unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

* Charanjit

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Magnolia Place, of record in Book 7900, Page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bangchi Shi and Jiqing Sai, wife and husband, by deed from Bingxue Xu and wife, Yuanfang Lu, dated 05/31/00, recorded 06/02/00, of record in Instrument No. 20000602-0054870, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 812 Magnolia Court East, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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: 07/10/07 14:04 2 pgs
Fees:13.00 Taxes:930.55
20070710-0082232

WITNESS my hand this 3rd day of July, 2007.

Bangchi Shi

Jiqing Sai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bangchi Shi and Jiqing Sai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of July, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

