WARRANTY DEED

B-LTM-07-215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-8-10

(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BAOLIN ZHANG	Countrywide Bank, FSB	
215 Fairmont Court	(NAME) 750 OLD HICKORY BLVD., #180	
(ADDRESS) Nashville, TN 37203	(ADDRESS) BRENTWOOD, TN 37027	104-6-M-15.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we YINGBO YANG AND JIE XU, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BAOLIN ZHANG AND XIANGXU JIA, Husband and wife, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B-11, FAIRMONT COURT CONDOMINIUMS, OF RECORD IN PLAT BOOK 6250, PAGE 825 AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6686, PAGE 708 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO YINGBO YANG AND WIFE, JIE XU BY WARRANTY DEED FROM ROOSEVELT H. GRUBBS AND WIFE, PHYLLIS D. WORTHY-GRUBBS, RECORDED ON THE 15TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040315-0029421, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6250, PAGE 825; BOOK 6686, PAGE 708; BOOK 6712, PAGE 125; BOOK 6774, PAGE 221; BOOK 6823, PAGE 962; BOOK 6893, PAGE 62; BOOK 7078, PAGE 447; BOOK 7051, PAGE 572; BOOK 9820, PAGE 510, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 215 Fairmont Court, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: 10/02/07 10:28 2 pgs
Fees:13.00 Taxes:814.00
20071002-0117103

Witness my/our hand(s) this 21st day of September, 2007.

YINGBO YANG by Jon Sheridon, as Attorney-in-Fact

JIE XU by Jon Sheridon, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of September, 2007, before me personally appeared JON SHERIDON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of YINGBO YANG and JIE XU and who acknowledged he/she/they executed the same as the free act and deed of the said YINGBO YANG and JIE XU.

Witness my hand and official seal, this the 21st day of September, 2007.

Notary Public

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

My Commission Expires: 3-8-10

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903