THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07100445** ANNE D. WELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires November 14, 2009**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2007. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Zhongxue Zhang and Hong Yan 816 Huntington Circle Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Countrywide Bank, FSB, ISAOA P.O. Box 961206, FTWX-22 Fort Worth, TX 76161	Tax Information: Tax Parcel ID No. 131060C00700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin W. Leach and Kerry D. Leach, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zhongxue Zhang and Hong Yan, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 119, PLAN OF BURTON HILLS VILLAGE OF HUNTINGTON, as shown on plat of record in Plat Book 6250, Page 612, amended in Book 6637, Page 717, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Justin W. Leach and wife, Kerry D. Leach by Warranty Deed from Dae Sung Bae and wife, Cindy Bae, recorded on the 11th day of April, 2005 in Instrument No. 20050411-0039392, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 816 Huntington Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2007.

Justin W. Leach

Kerry D. Leach

Davidson County DEEDWARR
Recvd: 11/15/07 11:54 2 pgs
Fees:13.00 Taxes:1665.00

20071115-0134046

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin W. Leach and Kerry D. Leach, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2007.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER