Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Bonnie Brothers
Affiant

Subscribed and sworn to before me, this 25th day of January, 2008.

Notary Public
My commission expires: 11-22-2010

Davidson County DEEDWARR
Recvd: 02/01/08 12:49 2 pgs
Fees:13.00 Taxes:962.00
20080201-0010572

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0801-45877

Address of New Owner:	Send Tax Bills to:	Tax Information
Guoliang Li	Countrywide Bank	172-05-0-B 055.00CO
141 Sterling Oaks Court	P.O. Box 961206, FTWX-22	
Brentwood TN 37027	Fort Worth, TX 76161	

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, **Changyuan Ni,** and wife, **Hongping Yuan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Guoliang Li,** Unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of Sterling Oaks, Phase 1, of record in Book 8250, Page 998, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Changyuan Ni and wife, Hongping Yuan by deed from Dannie Brown and wife, Joyce Brown, dated July 6, 2004, recorded July 29, 2004, of record in Instrument No. 20040729-0090933, 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 141 Sterling Oaks Court, Brentwood, TN 37027

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.

WITNESS my hand this 23 day of January, 2008.

Changyuan Ni 1/23/08
Changyuan Ni

Hongping Yuan 1/23/08
Hongping Yuan

STATE OF Indiana

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Changyuan Ni and Hongping Yuan, 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 Indianapolis Indiana this 23 day of January, 2008.

"OFFICIAL SEAL"
SUSAN M. RICHARDSON
Notary Public, State of Indiana
My Commission Expires Jul. 6, 2014

Susan M Richardson
Notary Public

My Commission expires: 7-6-2014

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds