Bk/36

| WARRANTY DEED | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $202,000.00.<br>Mildred T Akin Dedman<br>Affiant<br><br>Subscribed and sworn to me on March 12, 2008.<br>Todd A. Bricker<br>NOTARY PUBLIC<br>NOTARY PUBLIC AT LARGE<br>Todd A. Bricker<br>My Commission Expires: May 22, 2010<br>STATE OF TENNESSEE |
|---|---|

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23057SP

Davidson County DEEDWARR
Recvd: 03/12/08 14:12 2 pgs
Fees:13.00 Taxes:747.40
20080312-0025023

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Guangzu Zhang<br>Min Xu<br>Linda Zhang<br>2617 Westwood Avenue<br>Nashville, TN 37212 | 2615 Westwood Ave.<br>Nashville, TN 37212<br>Guangzu Zhang | 104-15-464 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mildred T. Akin Dedman and husband, William A. Dedman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Guangzu Zhang and wife, Min Xu, and Linda Zhang, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1-B on the Plan of Zone Lot Division of Lots 1 and 2 of resubdivision of part of Lot 21 of Bel-Air Subdivision of record in Book 6200, page 87, and amended in Book 6250, page 519, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1-B fronts 25.86 feet on the southerly margin of Westwood Avenue and extends back 192.00 feet on the easterly line and 192.00 on the westerly line to a dead line in the rear, measuring 26.18 feet thereon.

Being the same property conveyed to Mildred T. Akin by Deed from Linda M. Klosterman, unmarried, of record as Instrument No. 20000620-055304 in the Register's Office for Davidson County, Tennessee. Mildred T. Akin is now known as Mildred T. Akin Dedman.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. Matters shown on Plan of record in Book 6200, page 87, as amended in Book 6250, page 519, in the Register's Office for Davidson County, Tennessee.
4. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
5. Restrictive Covenants of record in Book 5748, page 283; Book 3096, page 485; Book 2959, page 83, and Restrictions Notes on the Plan of record in Book 6250, page 519, in said Register's Office.

This property is also known as improved property located at 2617 Westwood Avenue, Nashville, TN 37212.

**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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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** our hands on March 12, 2008.

Mildred T. Akin Dedman

**Mildred T. Akin Dedman**

William A. Dedman

**William A. Dedman**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On March 12, 2008, before me personally appeared Mildred T. Akin Dedman and William A. Dedman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 12, 2008.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE