THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/21/08 10:21 2 pg
Fees:13.00 Taxes:1184.00

20080521-0052005

Address New Owner(s)
Clifton Moulds and Kimberly Moulds, husband and wife

Unknown 617 Logwood Briar Circle
Brentwood, TN 37027

Send Tax Bills To:

E-Loan, Inc.
6230 Stoneridge Mall Road
Pleasanton, CA 94588

Map & Parcel Nos.:
172 13 0A 087.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 16 **day of** May, **20**08, by and between **Ai X Yang and Du Tan Jiang, wife and husband**, party of the first part, and **Clifton Moulds and Kimberly Moulds, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **THREE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($320,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Brentwood, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Williams Grove, Section Two, of record in Plat Book 9700, Pages 902 thru 906, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ai X Yang and Du Tan Jiang, wife and husband, from Pulte Homes Tennessee, Limited Partnership, by deed dated November 20, 2003, of record in Instrument No. 20031125-0171480 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ai X Yang

Du Tan Jiang

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ai X Yang and Du Tan Jiang, wife and husband** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 16 **day of** May, **20**08

My commission expires: 5/26/21

Keri Duncan

Notary Public

Keri Duncan
State of Tennessee Notary Public
Davidson County

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is, **$320,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian Ridgway

Affiant

Subscribed and sworn to before me, this 20 **day of** May, **20**08

Katherine Lee

PROPERTY ADDRESS:
617 Logwood Briar Circle
Brentwood, TN 37027

my com. Expires 9/26/11

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.