This Instrument Prepared By:
**Rebecca T. Garland, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

**ADDRESS NEW OWNER:**
**Cheng Jian Wang**
**2703 Rosedale Place**
**Nashville, Tennessee 37211**

**SEND TAX BILL TO:**
**Mortgagee**

**MORTGAGEE:**
**HSBC Mortgage Corporation (USA)**
**2929 Walden Avenue**
**Depew, NY 14043**

**MAP** 118-3
**GROUP**
**PARCEL** 98

Davidson County DEEDWARR
Recvd: 06/05/08 09:29 2 pg
Fees:13.00 Taxes:932.40
20080605-0057703

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Matthew Qualls and wife, Qiana Braly Qualls (erroneously referred to as Quiana Braly Qualls),** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Cheng Jian Wang, unmarried**, hereinafter called the GRANTEE, his heirs 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. 2 on the Plan of Phase One, Rosedale Place, of record in Plat Book 11190, page 3, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Qualls and wife, Qiana Braly Qualls by deed from Rosedale Place, LLC dated December 28, 2000 of record in Instrument no. 20010102-0000449, Register's Office for Davidson County, Tennessee.

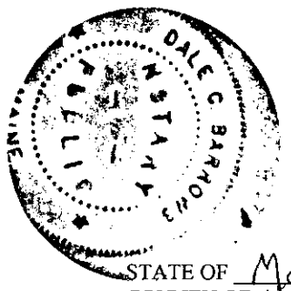
This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **2703 Rosedale Place, Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, 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 GRANTEE, and his 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 this the **30th** day of **May, 2008.**




Matthew Qualls
**Matthew Qualls**

Qiana Braly Qualls
**Qiana Braly Qualls**

STATE OF Maine
COUNTY OF York

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Matthew Qualls and wife, Qiana Braly Qualls**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of May, 2008.

Dale C. Barrows
NOTARY PUBLIC

DALE C. BARROWS
Notary Public, Maine
My Commission Expires September 14, 2011

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $252,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of May, 2008.

Rebecca T. Garland
Rebecca T. Garland
NOTARY PUBLIC
My Commission Expires: 5/23/2009

