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

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/08 15:14 2 pgs
Fees:13.00 Taxes:388.50
20080707-0069909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2008.

NOTARY PUBLIC

My commission expires: 8-9-09

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GuoXiao Huang 220 Brittany Park Circle Antioch, Tennessee 37013	Same as new owner	MAP ~~101~~162-12-0-A-22.00CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIVE THOUSAND AND NO/100 ($105,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **John Martinez and Linda Martinez, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **GuoXiao Huang and Ai Zhu Chen, both unmarried, as tenants in common,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 22 on the plan of Resubdivision of Lots 11 through 30, Brittany Park Subdivision, a Planned Unit Development, Phase 1-A, of record in Book 9700, page 998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Martinez and Linda Martinez by Special Warranty Deed from Novastar Mortgage, Inc., by its Attorney-in-Fact, Saxon Mortgage Services, Inc., of record in Instrument No. 20080110-0003199, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 220 Brittany Park Circle, Antioch, Tennessee 37013.

This conveyance is made subject to all matters shown on plat of record in Book 9700, page 998; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 25th day of June, 2008.

JOHN MARTINEZ

LINDA MARTINEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **JOHN MARTINEZ and LINDA MARTINEZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of June, 2008.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.