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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar and other valuable consideration, **Cheng Jian Wang, unmarried,** hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **Cheng Jian Wang, unmarried and Shu Fang Wang**, hereinafter called the "GRANTEE", his heirs and assigns, all his right, title and interest in 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 Cheng Jian Wang by deed from Matthew Qualls and wife,Qiana Braly Qualls of record in Instrument no. 20080605-0057703, 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.

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.

Davidson County DEEDQC
Recvd: 07/18/08 15:30 2 pg
Fees:12.00 Taxes:0.00
20080718-0074115

WITNESS my hand this the 16 day of July, 2008.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Cheng Jian Wang, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 16 day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 7-5-11

KAREN C. ARPLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this ____ day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 8-9-09

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