Davidson County DEEDWARR
Recvd: 09/08/08 13:52 2 pg
Fees:13.00 Taxes:296.00

20080908-0091841

WARRANTY DEED

G-VRE-08-523

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $80,000.00

Ken McMahan
Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2008.

Karen Chapman
Notary Public

KAREN CHAPMAN NOTARY PUBLIC STATE OF TENNESSEE MURRY COUNTY

MY COMMISSION EXPIRES 1/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Randall Kersey	Peoples Home Equity Inc. (NAME)	
523 Harding Place (ADDRESS)	4300 Sidco Dr. Ste 200 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville TN 37204 (CITY) (STATE) (ZIP)	147-2-A-27.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we HANJIAN LIU A/K/A LIU HANJIAN AND WIFE, HUA CHENG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM RANDALL KERSEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 27, THE COACH HOUSE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 107, AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4809, PAGE 829, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO HANJIAN LIU AND HUA CHENG BY WARRANTY DEED FROM ELAINE THOMAS, RECORDED ON THE 5TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050405-0036689, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. HANJIAN LIU IS ALSO KNOWN AS LIU HANJIAN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 4675, PAGE 107; BOOK 4809, PAGE 859; BOOK 4813, PAGE 686; BOOK 4809, PAGE 829; BOOK 4813, PAGE 964; BOOK 5100, PAGE 897, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 523 Harding Place, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 28th day of August, 2008.

Hanjian Liu a/k/a Liu Hanjian by Mary Frances Rudy Attorney in fact

Hua Cheng

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of August, 2008, before me personally appeared Mary Frances Rudy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hanjian Liu a/k/a Liu Hanjian and Hua Cheng and who acknowledged he/she/they executed the same as the free act and deed of the said Hanjian Liu a/k/a Liu Hanjian and Hua Cheng.

Witness my hand and official seal, this the 28th day of August, 2008.

Notary Public

My Commission Expires: 1/9/2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012