Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Cr. Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant

Subscribed and sworn to before me, this 5 day of November, 2008.

Notary Public
My commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County	DEEDWARR
Recvd: 11/07/08 10:51	4 pgs
Fees:23.00 Taxes:342.25	
20081107-0110900	

Address of New Owner:
Gemin Ni
1900 Richard Jones Rd. Apt Y-4
Nashville TN 37215

Send Tax Bills to:
Same

Tax Information
13413023500

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Deborah Beatty Thurman, Executrix of Estate of Larry D. Thurman, Deborah Beatty Thurman and William Russell Thurman hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Gemin Ni and wife Xiaochuan Xu hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 285 on the Plan of Kenilworth Estates Section 5 of record in Book 3842 Page 261 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry D. Thurman by deed dated December 20, 1976 from Lavada D. Parker of record in Book 5099 page 228 Register's Office for Davidson County, Tennessee. Larry D. Thurman died testate on June 30, 2008 leaving property to Deborah Beatty Thurman and William Russell Thurman his heirs at law.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Kenilworth Section 5 of record in Book 3842 Page 261 Register's Office for Davidson County, Tennessee

This property is improved property known as 267 Eisenhower Dr., 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and

representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of November, 2008.

Estate of Larry D. Thurman

By: Deborah Beatty Thurman Executrix
Deborah Beatty Thurman
Executrix

Deborah Beatty Thurman

William Russell Thurman by Deborah Beatty Thurman by his attorney in fact
William Russell Thurman, by Deborah Beatty Thurman, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Beatty Thurman with whom I am personally acquainted, and who acknowledged herself to be the Executrix of Estate of Larry D. Thurman the within named bargainor, and as such Executrix being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Estate of Larry D. Thurman.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of November, 2008.

Sheri Prow Parsons
Notary Public

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: Jan 23, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Beatty Thurman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who

acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of November, 2008.

Notary Public

My Commission expires: Jan 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of November, 2008, before me personally appeared Deborah Beatty Thurman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Russell Thurman acknowledged that such person executed the same as the free act and deed of William Russell Thurman.

Notary Public

My Commission expires Jan 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: WG1904

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

