Transfer tax paid at Book 3975, Page 377 Register's office for Williamson County, TN

WARRANTY DEED

State of Tennessee)
County of Williamson) G#3323-2

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2006.

Notary Public
My commission expires: _____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 770-4443
File 08-02549

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CHUAN ZHOU and YI LIU	New South Federal Savings Bank	**Map 172-13-0-A Parcel 110.00co**
664 Logwood Briar Circle	210 Automation Way	Davidson County DEEDWARR Recvd: 11/10/08 10:30 5 pgs Fees:27.00 Taxes:0.00
Brentwood, TN 37027	Birmingham, AL 35210	20081110-0111244

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KIMBERLY J. BOSWELL LEE and husband, MICHAEL J. LEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHUAN ZHOU and YI LIU

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 70 on the Plan of Williams Grove, Section Two, a Planned Unit Development, as of record in Book 9700, Pages 902 through, and including, 906, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kimberly J. Boswell, by Warranty Deed dated September 20, 2000, from Pulte Homes Tennessee limited partnership, of record in Instrument No. 20000926-0095466, Register's Office for Davidson County, Tennessee. The said Kimberly J. Boswell having since married and is now known as Kimberly J. Boswell Lee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10741, Page 678, amended in Book 11167, Page 755, in Book 11643, Page 316, in Instrument No. 199912060300190, and in Instrument No. 20010514-0049490, said Register's Office; By-Laws of record in Book 10741, Page 716, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

MICHAEL J. Lee, spouse of the above named Kimberly J. Boswell Lee, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the hereinabove described property, especially his marital rights.

THIS instrument is being executed in behalf of Kimberly J. Boswell Lee and husband, Michael J. Lee, pursuant to a Power of Attorney executed by them on the 19th day of June, 2006, of record in Instrument No. See Exhibit A herein, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **664 Logwood Briar Circle, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **30th** day of **June, 2006.**

Kimberly J. Boswell Lee
KIMBERLY J. BOSWELL LEE

By: Kathy Hand, atty-in-fact
KATHY HAND, ATTORNEY-IN-FACT

Michael J. Lee
MICHAEL J. LEE

By: Kathy Hand atty. in Fact
KATHY HAND, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **KATHY HAND,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **KIMBERLY J. BOSWELL LEE and husband, MICHAEL J. LEE,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **KIMBERLY J. BOSWELL LEE and husband, MICHAEL J. LEE,** for the purpose therein contained, by signing the name of **KIMBERLY J. BOSWELL LEE and husband, MICHAEL J. LEE,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2006.**

Notary Public

My Commission Expires: 4/23/09

DEBORAH M. O'NEIL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

BK/PG:3975/377-378
06033862

DEED	
07/13/2006	09:34 AM
BATCH	77073
MTG TAX	0.00
TRN TAX	1258.00
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	1271.00

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

EXHIBIT A

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
606489

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that we, **Kimberly J. Boswell Lee and husband, Michael J. Lee,** residents of Hendersonville, County of Henderson, State of North Carolina, have made, constituted and appointed, and by these presents do make, constitute and appoint **Kathy Hand**, of Brentwood, Williamson County, State of Tennessee, our true lawful attorney, for us and in our names, place and stead to sell and convey realty in our names if she thinks proper, and to execute, acknowledge and deliver deeds of real property and releases, satisfactions and other instruments relating to realty which she considers necessary; to make payments and expenditures as may be necessary in connection with any of the foregoing matters or with the administration of our affairs;

Without in any manner limiting the generality of the powers and authorities set forth above, we, **Kimberly J. Boswell Lee and husband, Michael J. Lee**, do specifically hereby constitute and appoint **Kathy Hand**, as our true and lawful attorney, for us in our names, place and stead to sell, convey, and otherwise transfer in such manner, at such price and upon such terms of payment as our attorney in fact shall deem proper that certain tract or parcel of land located in Davidson County, State of Tennessee, more fully described as follows:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING improved property, known as 664 Logwood Briar Court, Brentwood, TN 37027.

We further direct that our lawful attorney shall execute, and deliver all appropriate and proper deeds and other documents, with or without covenants and warranty, required to be executed and delivered at the time of any sale, conveyance, and other transfer of that certain parcel of land owned by us, situated in Davidson County, Tennessee, described above.

Pursuant to the Uniform Durable Power of Attorney Act, Tennessee Code Annotated, Section 34-6-101, et seq., we further direct that this Power of Attorney shall remain in full force and effect and shall not be affected, nor revoked by operation of any law, by our subsequent disability or incapacity. This Power of Attorney shall remain in full force and effect until the purpose for which it is granted has been brought to conclusion.

IN WITNESS WHEREOF, we have executed this instrument on the 19 day of June, 2006.

Kimberly J. Boswell Lee

Michael J. Lee

STATE OF NORTH CAROLINA)
COUNTY OF HENDERSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kimberly J. Boswell Lee and husband, Michael J. Lee, the bargainors, 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 official seal at Hendersonville, North Carolina, this 19 day of June, 2006.

My Commission Expires: April 18, 2010

Carey M. Laine
Notary Public

CAREY M. LAINE NOTARY PUBLIC HENDERSON COUNTY, N.C.

EXHIBIT "A"

TO

LIMITED POWER OF ATTORNEY

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 70 on the Plan of Williams Grove, Section Two, a Planned Unit Development, as of record in Book 9700, Pages 902 through, and including, 906, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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BK/PG:3975/374-376
06033861

POWER OF ATTORNEY	
07/13/2006	09:34 AM
BATCH	77073
MTG TAX	0.00
TRN TAX	0.00
REC FEE	15.00
DP FEE	2.00
REG FEE	0.00
TOTAL	17.00

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS