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Realty Title Box 484

Davidson County DEEDWARR
Recvd: 11/20/08 09:53 2 pgs
Fees:13.00 Taxes:943.50

20081120-0114220

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2008.

Notary Public
My commission expires: 7-24-2010

Notary Seal present but could not be reproduced

Bill Garrett
Davidson County Register

03-0810-35678

Address of New Owner:	Send Tax Bills to:	Tax Information
Jun Li Shi 311 32nd Avenue S. #A Nashville TN 37212	SunTrust Mortgage, Inc. 401 Commerce St., Suite 6100 Nashville, TN 37219	104-11-0-064

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Earl McKenzie, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jun Li Shi and wife, Qing Zhang, hereinafter called the Grantees, their successors 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. 51, on the Plan of Stokes and Marshall's Subdivision, of record in Book 332, Page 106, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Edward Gleeson, unmarried, by deed from P. F. Gleeson and wife, Esther Gleeson, by deed dated 6-19-48, recorded 6-19-48, of record in Book 1629, Page 524, Register's Office for Davidson County, Tennessee. J. Edward Gleeson conveyed subject property to J. Edward Gleeson and wife, Rachel W. Gleeson, by quitclaim deed dated 2-3-78, recorded 2-8-78 of record in Book 5250, Page 786, said Register's Office. J. Edward Gleeson has died. Rachel W. Gleeson conveyed subject property to Rachel W. Gleeson and Joseph Earl McKenzie, Jr., subject to a life estate retained by Rachel W. Gleeson by quitclaim deed dated 11-8-04, recorded 11-9-04, of record in Instrument No. 20041109-0135332, Register's Office for Davidson County, Tennessee. Rachel W. Gleeson having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2713 Acklen Avenue, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14th day of November, 2008.

Joseph Earl McKenzie, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Earl McKenzie, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of November, 2008.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

