PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 02/05/09 11:14 3 pgs
Fees:18.00 Taxes:1028.23

20090205-0010021

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: GJ Title No: 49744
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lauren Geddings Brandon Barca 133 Sterling Oaks Court Brentwood, Tennessee 37027	New Owner

TAX MAP-PARCEL NUMBERS: 172050B05700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$277,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daping Fan and spouse, Wuying Zong**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren Geddings and Brandon Barca** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Sterling Oaks, Phase I of record in Book 8250, page 998, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wuying Zong, a married woman, and Daping Fan, a married man by Warranty deed from Cornerstone Home Properties, LLC dated May 25, 2005 and recorded on June 2, 2005 of record in Doc. No. 20050602-0062504, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 998, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 10951, page 547, Book 11514, page 959, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Daping Fan and spouse, Wuying Zong by Sidney Shiao pursuant to a Power of Attorney executed by them on the 29th day of January, 2009, of record in Instrument No. 20090205-0010020, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 133 Sterling Oaks Court, Brentwood, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of February, 2009 .

Daping Fan By: Sidney Shiao, Atty-in-Fact

Wuying Zong By: Sidney Shiao,, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $277,900.00

Affiant

Sworn and subscribed before me this 3rd day of February, 2009

Notary Public

My Commission Expires: 7-2-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Sidney Shiao** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Daping Fan and Wuying Zong** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2009

Notary Public

My Commission Expires

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

EXHIBIT "A"
To
Warranty Deed

FROM: Daping Fan and spouse, Wuying Zong

TO: Lauren Geddings and Brandon Barca

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Sidney Shiao, Affiant

Sworn to and subscribed before me this

3rd day of February, 2009

Notary Public

My Commission Expires

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009