Box 10-B

BILL GARRETT, Davidson County
Trans:T20090026627 DEEDWARR
Recvd: 04/22/09 15:13 2 pgs
Fees:13.00 Taxes:1413.40
20090422-0036657

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: AUGUST 23, 2011

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **LIHUA SHENG, ET VIR** | **SAME** | **102-06-0-004.00** |
| (NAME) **6668 S UPTON CT** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37209** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TONYA R. YARBROUGH AND HUSBAND, MARK YARBROUGH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIHUA SHENG AND HUSBAND, YILUN WANG,** 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. 34 on the Plan of Charlotte Park, Section 26, as shown by plat of record in Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tonya R. Edens, unmarried, by deed from Reverend James Norman Miller, as an authorized representative for St. Mary's Catholic Church, the sole residual beneficiary under the Will of Robert Lisbon Manning, Deceased, of record as Instrument Number 20030516-0067322, dated May 16, 2003, said Register's Office. Being further conveyed to Tonya R. Yarbrough and husband, Mark Yarbrough by Quitclaim Deed from Tonya R. Edens now known as Tonya R. Yarbrough, of record as Instrument No. 20041025-0128236, dated October 19, 2004, said Register's Office.

This conveyance is subject all matters as set forth in the Plan of record in Book 3700, page 91, Restrictions of record in Book 4065, page 67, and Restrictions for detached structure of record as Instrument No. 20030716-0099812; and any and all other easements, conditions or restrictions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **6668 S UPTON CT., NASHVILLE, TN 37209**
(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 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 our hands this 22nd day of April, 2009.

**TONYA R. YARBROUGH**

**MARK YARBROUGH**

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 Tonya R. Yarbrough and Mark Yarbrough, the bargainor(s), 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 Nashville, Tennessee this 22nd day of April, 2009.

My commission expires: **AUGUST 23, 2011.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public