This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027

6090438

Send Tax Bills To:
Franklin American Mortgage
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20090048714 DEEDWARR
Recvd: 07/20/09 11:22 2 pgs
Fees:13.00 Taxes:845.45
20090720-0067729

New Owner is:
Eric A. Stockton and Mariam N. Awad
2840 Call Hill Road N
Nashville, TN 37211

MAP: 172-15-0A

PARCEL: 025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Shenfeng Qiu and Le Zhang**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Eric A. Stockton and Mariam N. Awad, both unmarried, tenants in common with rights of survivorship**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Holt Woods, Section One, of record in Plat Book 7900, pages 878 and 879, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shenfeng Qiu and Le Zhang, husband and wife, by Warranty Deed from Craig O. Baucom and wife, Deborah K. Baucom, dated 9/26/07 and recorded 10/1/07 in Instrument Number 20071001-0116367; and the same property previously conveyed to Craig O. Baucom and wife, Deborah K. Baucom, by Warranty Deed from Stephen V. Forte and wife, Robin S. Forte, dated 4/27/00 and recorded 5/1/00 in Instrument Number 20000501-0043418, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9570, page 22; By-Laws of record in Book 9570, page 13; Charter of record in Book 9570, page 5; Agreement for Joint Roadway Use and Maintenance of record in Book 5707, page 706; amended in Book 5720, page 183; Storm Water Detention Agreement of record in Book 8497, page 458; Sanitary Sewer Easement of record in Book 10316, page 585; Conveyance of Open Space of record in Instrument Number 20020807-0095356; and all matters shown on plat of record in Plat Book 7900, pages 878 and 879, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 2840 Call Hill Road N, Nashville, TN 37211

SQ by M.Z. Attorney-in-Fact
Sellers Initials
LZ by M.Z. Attorney-in-Fact

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the

Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of July, 2009.

GRANTOR:

Shenfeng Qiu by Minhua Zhang Attorney-in-Fact

SHENFENG QIU by Minhua Zhang, Attorney-in-Fact

Le Zhang by Minhua Zhang Attorney-in-Fact

LE ZHANGby Minhua Zhang, Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Minhua Zhang, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by Shenfeng Qiu and Le Zhang, and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book *, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 15th day of July, 2009.

Notary Public

*20090720006 7728

My Commission Expires: 9-2609

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $228,500.00.

Affiant

SWORN TO and subscribed before me this 15th day of July, 2009.

NOTARY PUBLIC
My commission expires: 9-2609

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009