Box 17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value,
whichever is greater, for this transfer is $75,000.00.

X Zhichao Qu
Affiant

Subscribed and sworn to before me,
this the 15 day of December 1993

Notary Public
My Commission Expires: 5-24-97

This Instrument Prepared By:
N. Courtney Hollins
Attorney at Law
172 Second Avenue North
Suite 360
Nashville, TN. 37201

BOOK 9192 PAGE 837

93 DEC 20 PM 12:37
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

98661
TENNIE A. REFERENCE

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
223 Ash Grove Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Same

Map: 162-10
Parcel: 222

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 are hereby acknowledged, THIRD NATIONAL BANK IN NASHVILLE, a National Banking Association (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto said ZHI CHAO QU AND WIFE, YUAN FU QU, (hereinafter the "GRANTEE"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot 95 on the Plan of Hickory View, Section Four, of record in Book 6900, Page 373, Register's Office for Davidson County, Tennessee, to which said plan reference is made for a more complete legal description.

Being the same property conveyed to Third National Bank in Nashville by Successor Trustee's Deed of record in Book 8925, Page 764, Register's Office for Davidson County, Tennessee.

This is improved real property known as 223 Ash Grove Drive, Nashville, Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth as follows:

1. Taxes for 1993, a lien now due and payable.

2. Any mechanics' and materialsmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which the foreclosure sale by which Grantor obtained title hereto was had.

3. Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

4. Such easements, building lines, recorded plans and restrictions as may be applicable, including, but not limited to the following: Restrictive covenants contained in instrument of record in Book 7322, page 278, Register's Office for Davidson County, Tennessee; All matters shown on the Plan of record in Book 6900, Page 373, said Register's Office, which shown an Owner's Certificate, a building setback line from Ash Grove Drive to be determined by Metro, and a 10-foot easement for public utility and drainage along the rear line(s) of said lot.

5. A 2.5 x 25 foot utility anchor easement located on the Northeast corner of said lot.

6. Any rights of redemption or otherwise held by the Internal Revenue Service as provided for in 26 U.S.C. Sub. Sec. 7425(d)(1) and/or any rights of redemption or otherwise held by the State of Tennessee as provided for in T.C.A. Sec. 67-1-1433(c)(1).

7. Rights or claims of parties in possession.

8. Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

9. Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which the foreclosure sale by which Grantor obtained title hereto was had.

10. Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which the foreclosure sale by which Grantor obtained title hereto was had.

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, and Grantee's heirs and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 15th day of December, 1993

GRANTOR:
THIRD NATIONAL BANK IN NASHVILLE,
A National Banking Association

BY: Steven C. Smith
TITLE: Asst. Vice President

BY:
TITLE:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Patricia D. Eastes, of the State and County aforesaid, personally appeared Steven C. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Asst Vice President of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a National Banking Association, and that he as such Asst Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the National Banking Association by himself as Asst Vice President

Witness my hand and seal, at office in Nashville, this 15th day of December, 1993

Patricia D Eastes
Notary Public

My Commission Expires: 9/21/96.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Patricia D. Eastes, of the State and County aforesaid, personally appeared Lynn A. Vandergriff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of THIRD NATIONAL BANK IN NASHVILLE, the within named bargainor, a National Banking Association, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the National Banking Association by himself as Vice President

Witness my hand and seal, at office in Nashville, this 15th day of December, 1993

Patricia D Eastes
Notary Public

My Commission Expires: 9/21/96.

94012 12/28/93 01 03CHECK 286.50

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~6098 12/20 0101 03CHECK 200.00~~

FOR

BOOK 9192 PAGE 839

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				MAMT 75000.00
				MOR TX 77.50
				PRFEE 1.00
				TDEED 8.00
				~~TOTAL 86.50~~
				CHECK 86.50

12/20/93 01 12:38 0001 6092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98661
IDENTIFICATION REFERENCE

93 DEC 20 PM 12:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

VOID
MAMT 75000.00-
VOID
MOR TX 77.50-
VOID
TDEED 8.00-
CAMT 75000.00
CON TX 277.50
MDEED 8.00
~~TOTAL 200.00~~
CHECK 200.00

12/20/93 01 12:42 0001 609

TOTAL $286.50

No. 736068