PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

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W & I Ref: (jb) Title No: 38645
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Yan-Qun Chen Xuan-Mei Li 3000 Hillsboro Rd., #63 Nashville, Tennessee 37215	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 117-3-A-63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 95000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tamara Elizabeth Rudolph now known as Tamara Rudolph King, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Yan-Qun Chen and spouse, Xuan-Mei Li,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 63 on the plan of Versailles Apartments, of record in Book 5050, Page 80, as amended by surveyors certificate of correction in Book 5171, Page 153, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Tamara Elizabeth Rudolph, an unmarried person by deed from J. Lynette Gabryluk, an unmarried person of record in Book 9132, Page 35, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5168, Page 944, Book 5659, Page 641, Book 5667, Page 375, Book 5589, Page 367, Book 7770, Page 955, Book 8434, Page 719, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Phillip B. King, spouse of Tamara Rudolph King, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This instrument is executed on behalf of Phillip B. King by Tamara Rudolph King as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 3000 Hillsboro Rd., #63, Nashville, Tennessee 37215

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.

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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 14th day of March, 1997.

Tamara Rudolph King — Phillip B. King

Tamara Rudolph King

Phillip B. King, By: Tamara Rudolph King, Atty-In-Fact

State of Tennessee
County of Davidson

On this 14th day of March, 1997, before me the undersigned authority, personally appeared **Tamara Rudolph King**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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: $ 95000.00

Affiant

Sworn and subscribed before me on the 14th day of March, 1997.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

97 03/17 0101 03CHECK 364-50

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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 **Tamara Rudolph King**, 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 **Phillip B. King**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of March, 1997.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Tamara Rudolph King

TO: Yan-Qun Chen and Xuan-Mei Li

A F F I D A V I T

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

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

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

3. 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 the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Tamara Rudolph King

Tamara Rudolph King, Affiant

Sworn to and subscribed before me this

14th day of March, 1997.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

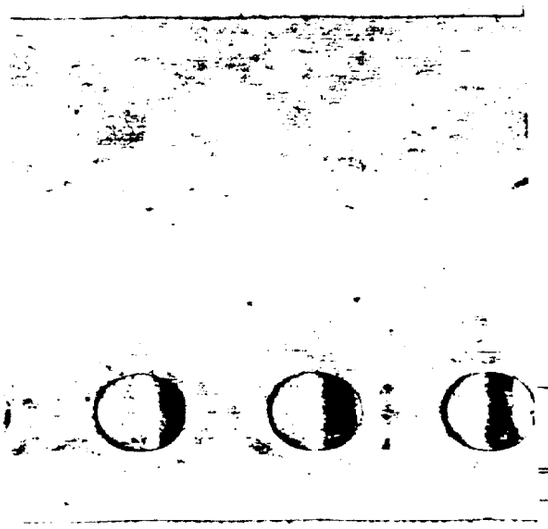
My Commission Expires 9/18/99

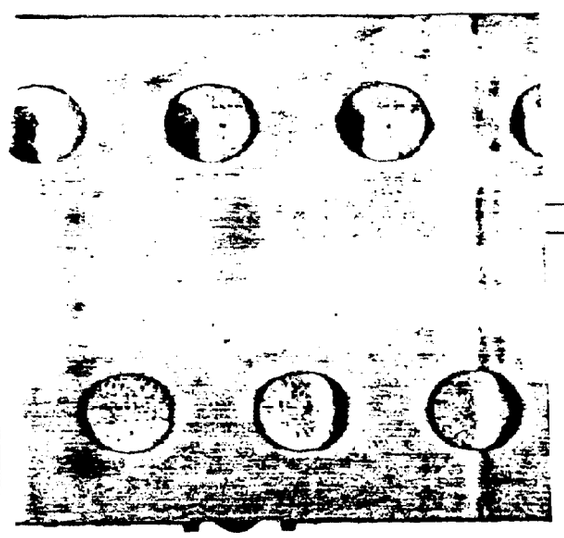
97 MAR 17 AM 10:08

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0283413





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

RECEIVED OF _____

FOR _____

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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
				CAMT 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 364.50
				CHECK 364.50
03/17/97	01			10:08 0001 7528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283413
IDENTIF. # REFERENCE

97 MAR 17 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127865