BOOK 10879 PG 406

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 1-10-99
(AFFIX SEAL)

KAREN L. TRUST NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Asso., 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0078

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yiping Xia (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	104-11B-500
2121 Acklen Avenue, #5 (ADDRESS)	P.O. Box 301550 (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, R.P. Special, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yiping Xia and Hua Liu, husband and wife

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 Unit No. 5 on the Plan of Hillsboro Square, as of record in Plat Book 5800, Page 260, as amended by surveyors certificate in Book 6157, Page 571, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to R.P. Mathews Special by deed from C. Wayne Alexander, III, unmarried and C. Wayne Alexander of record in Book 7685, Page 628, said Register's Office.

This conveyance is made subject to current years taxes, not yet due and payable; all matters appearing on the plan of record and all easements, restrictions, zoning and governmental regulation of record.

Raymond Perry Mathews executes this Instrument by the authority granted him in the Operating Agreement of R.P. Special, LLC dated January 4, 1995 and states that R.P. Special, LLC is one and the same entity as R.P. Mathews Special as reflected on deed of record in Book 7685, Page 628, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2121 Acklen Avenue, #5, Nashville, Tennessee 37212
(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 my hand this 31st day of March 19 98

R.P. Special, LLC
By:
Raymond Perry Mathews, Member

Raymond Perry Mathews

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10879 PG 407

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____
Notary Public

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~XXXXXXXXX~~ Walker

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Raymond Perry Mathews and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member and _____ respectively of the R.P. Special, LLC the within named bargainor, ~~a corporation~~, and that he as such Member and _____ being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ LLC by the said Raymond Perry Mathews as such Member, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office ~~XXXXXXXXXXXXXXXXXXXXXXXX~~ on this the 31st day of March 19 98.

My commission expires 1-20-2001 _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____ _____
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10879 PG 408

WARRANTY DEED

FROM

R.P. Special, LLC

TO

Yiping Xia and Hua Liu, husband and wife

RETURN TO:

Wilson & Weiss Title Asso.
7100 Executive Center Dr. #150
Brentwood, TN 37027

0423459
IDENTIFICATION REFERENCE

98 APR -8 PM 2:32

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

7815 04/08 0101 03CHECK 414.45

OFFICIAL RECEIPT

FELIX Z. WILSON II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10879 PG 409

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 108500.00
CON TX 401.45
PRFEE 1.00
WDEED 12.00
TOTAL 414.45
CHECK 414.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/08/98 01 11:52 0001 7815

04234459
IDENTIFICATION REFERENCE
98 APR -8 PM 2:32
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1278043