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THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

Instr:200004050034163 Page: 1 OF 3
REC'D FOR REC 04/05/2000 10:21:52AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $462.50

WARRANTY DEED

Name and Address of New Owner:
Xuemin Chen and Danya Liu
2121 Alken Avenue #12
Nashville, Tennessee 37212

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, California 92619-7028

Street Address of Subject Property:	**Map-Parcel No:**
2121 Acklen Avenue #12	**Map 104-11-B**
Nashville, Tennessee 37212	**Parcel 12.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VLADIMIR PODUST AND WIFE, LARISSA PODUST,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **XUEMIN CHEN AND WIFE, DANYA LIU,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Parcel No. 12, a Revised Condominium Site Plan, Hillsboro Square, of record in Book 5800, pages 260, as corrected in Book 6157, page 571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed Vladimir Podust and wife, Larissa Podust by deed from Brian Evans, a single person, of record in Book 10202, page 902, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above described parcel of land is subject to the following:
>
> 1. 2000 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. All matters shown on the Plan of record in Book 5800 page 260, as corrected in Book 6157, page 571, Register's Office for Davidson County, Tennessee.

3. Master Deed with By-laws appended thereto, of record in Book 6111, page 649, as amended in Book 6170, page 495, said said Register's Office.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORs do further covenant and bind herself, her heirs and assigns, 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 3rd day of April, 2000.

VLADIMIR PODUST

LARISSA PODUST

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 3rd day of April, 2000, before me personally appeared Vladimir Podust and wife, Larissa Podust, to me known (or proved on the basis of satisfactory evidence) to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public
My Commission Expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $125,000.00.

Xuemin Chen
Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2000.

NOTARY PUBLIC

My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE