Instr:200006130059033 Page: 1 OF 3
REC'D FOR REC 06/13/2000 1:00:57PM
RECORD FEE: $16.00
M. TAX: $0.00 T. TAX: $418.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Barbara Gentry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF June 2000

Tammy I. Harbolic
Notary Public
Tammy I. Harbolic

MY COMMISSION EXPIRES: 1-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ZHONGHUA QI	SUNTRUST BANK	MAP 104-11-0-C
(NAME)	(NAME)	
2015 25TH AVENUE SOUTH	PO BOX 305110/7TH FLOOR	PARCEL 4.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37212	NASHVILLE, TN 37230-5110	
(CITY) (STATE) (ZIP)	(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, ROBERT F. KINCAID, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ZHONGHUA QI AND WIFE, TIANLI ZHU

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 Lot No. 4 on the Plan of Essex House, a Planned Unit Development, of record in Plat Book 6050, Page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert F. Kincaid, Unmarried, by deed from Paschall Properties, L.P. and H. Franklin Paschall and John L. Freeman and Palma P. Freeman, of record in Book 11754, Page 787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6050, page 2; restrictions of record in Book 6199, page 577; amended in Book 11756, Page 186; amended in Instrument No.200001180005443; By-Laws of record in Book 6199, Page 611; Articles of Inc. of record in Book 6221, Page 77; Charter of record in Instrument No. 200002230017577; Dedication to Essex House HOA of record in Book 6199, Page 634; all of record in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH COMMON AREA DESCRIBED AS FOLLOWS:

Being Lot Nos. 96 and 97 on the Map of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 96 and 97 adjoin and front 60 feet each on the northerly side of

CONTINUED

unimproved ( )
This is improved (X) property, known as 2015 25TH AVENUE SOUTH, 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 5th day of June, 2000

Robert F. Kincaid
ROBERT F. KINCAID

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 ROBERT F. KINCAID, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 5th day of June 2000

Commission expires 5-30-2004

Catherine R. Rice
Notary Public

CATHERINE R. RICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

ROBERT F. KINCAID

TO

ZHONGHUA QI AND WIFE, TIANLI ZAU QI

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

Essex Avenue and run back between parallel lines 215 feet on an alley, No. 97 running back with the westerly margin of 25th Avenue, South.

The above described property is encumbered by easements for sanitary sewer lines, landscaping, drainage, public utilities, underground electric service, and private paved areas for ingress-egress easements for the use and benefit of the Essex House Homeowner's Association.

HOWEVER, THERE IS SPECIFICALLY EXCLUDED AND EXCEPTED from the above described property all numbered and platted lots and public streets as shown in plat of said lots and public streets as shown in plat of Essex House, a Planned Unit Development, of record in Plat Book 6050, Page 2, of the Register's Office for Davidson County, Tennessee, and to which plat reference is hereby made for a more complete details as to location and description of said public streets and lot areas of individual ownership hereby excluded from the above described property.

Being the same property conveyed to Essex House Homeowner's Association by Quitclaim Deed from H. Franklin Paschall and wife, Olga B. Paschall of record in Book 6199, Page 634, Register's Office for Davidson County, Tennessee. Said Association was never formed or operated.