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THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File No. 17251

Davidson County DEEDWARR
Recvd: 06/19/01 16:49 3pgs
Fees:15.00 Taxes:677.10

20010619-0065166

WARRANTY DEED

Name and Address of New Owner:
Philip S. Kuo et al
2822 Woodlawn Drive
Nashville, Tennessee 37215

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

Street Address of Subject Property:
2822 Woodlawn Drive
Nashville, Tennessee 37215

Map-Parcel No:
Map 104-14-0-F
Par.013-00-CO

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, **RACHEL E. TANIGES, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto **PHILIP S. KUO, UNMARRIED AND YING MING KUO AND WIFE, FU-CHIN SHIH KUO,** 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 Unit 13 on the plan of Woodlawn Court Condominiums, as of record in Book 6900, page 862, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Woodlawn Court Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, page 360, said Register's Office.

Being the same property conveyed to Rachel E. Taniges, an unmarried person by Warranty Deed from Melanie Taylor Gibson and wife, James Britton Gibson of record in Book 11193, page 58, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated between the parties and assumed by the Grantees herein;

2. All matters shown on the Plan of record in Book 6900, page 862 and 863, Register's Office for Davidson County, Tennessee;

3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Woodlawn Court Condominiums of record in Book 7792, page 360, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEE that he is 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 GRANTOR does further covenant and bind himself, his 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 my hand this 14th day of June, 2001.

Rachel E. Taniges

RACHEL E. TANIGES

STATE OF SOUTH CAROLINA)
COUNTY OF Charleston

On this 14th day of June, 2001, before me personally appeared Rachel E. Taniges, an unmarried person, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

Notary Public

My Commission Expires: 12-8-2007

NOTARY PUBLIC SOUTH CAROLINA

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $183,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2001.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE