THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 08/31/01 15:19 2pgs Fees:13.00 Taxes:425.50 20010831-0094886	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $115,000.00. **Affiant** Subscribed and sworn to before me, this 31st day of August, 2001. Notary Public My Commission Expires: 10/25/2003

Address New Owner As Follows: Gemin Ni and Xiaochuan C. Xu 5025 Hillsboro Pike 18-K Nashville, TN 37215	Send Tax Bills To: SunTrust Bank P.O. Box 305110 Nashville, TN 37230-5110	Map-Parcel Number: 131-1D-156

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY MARGARET WALLACE WALKER, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GEMIN NI AND WIFE, XIAOCHUAN C. XU**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 156 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 18-K.

Being the same property conveyed to Mary Margaret Wallace, unmarried by deed from Morris Lewis and wife, Elisabeth J. Lewis, of record in Book 9601, page 177, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor or her spouse.

This conveyance is made subject to:

1. 2001 Metro taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4308, page 575, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee.

4. Master Deed and ByLaws establishing a Horizontal Property Regime of Georgetown Apartment Condominiums, of record in Book 5211, page 325, as amended in Book 5616, page 133 and in Book 6079, page 516, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as 5025 Hillsboro Pike 18-K, Nashville, TN 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 Grantees, their heirs and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my 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 person whomsoever.

WITNESS my hand this 31st day of August, 2001.

Mary Margaret Wallace Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY MARGARET WALLACE WALKER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of August, 2001.

Notary Public

My Commission Expires: 10/25/2003

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