Box 17

Davidson County DEEDWARR
Recvd: 02/04/02 15:16 3pgs
Fees:18.00 Taxes:703.00
20020204-0015331

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Bashar M. Shakhtour Maha Hindiych 5124 Traceway Drive Nashville, TN 37221	~~Same~~ Union Planters Bank NA P.O. Box 1785 Memphis, TN 38101-1785	Map 155-16-A Parcel 153.00

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **HUA QING QI** and husband **MATTHEW SCHLECHT** ("Grantors"), have bargained and sold, and by these presents do transfer and convey to **BASHAR M. SHAKHTOUR** and wife **MAHA M.S. HINDIYEH** ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, BEING Lot No. 300 on the Plan of Traceside Section Six, of record in Book 9700, Page 268, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being a part of the same property conveyed to Hua Qing Qi by Quitclaim Deed from Xu Guang Li of record as Instrument No. 20020204-0015328 Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County real property taxes.

(2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in Declaration of Covenants, Conditions and Restrictions of record in Book 9435, Page 493, Register's Office for Davidson County, Tennessee as amended in Book 9677, Page 675, said Register's Office and Bylaws of record in Book 9668, Page 899, said Register's Office.

(3) Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

(4) Subject to rights of others in and to the common areas/elements.

(5) Dedication of Easement for Water Line in Book 751, Page 401, and as re-recorded in Book 9306, Page 279, Register's Office for Davidson County, Tennessee.

(6) Articles of Incorporation of record in Book 9668, Pages 894 and 899 and in Book 9677, Page 675, Register's Office for Davidson County, Tennessee.

(7) Subject to Boundary and Subdivision plat in Book 7900, Page 705, Register's Office for Davidson County, Tennessee.

(8) The Plan of record in Book 9700, Page 268, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, certain notes, easements, and setback lines.

This is improved property commonly known as 5124 Traceway Drive, Nashville, Tennessee 37221.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 30th day of January, 2002.

Huaqing Qi
HUA QING QI

By: Patricia Woolwine
Attorney-in-Fact

The undersigned, Matthew Schlecht, joins in the conveyance for the purpose of conveying any marital interest, if any, he may have in the subject property.

Matthew Schlecht
MATTHEW SCHLECHT

By: Patricia Woolwine
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Patricia Woolwine,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the ATTORNEY-IN-FACT of Hua Qing Qi, and is authorized by her to execute this instrument on behalf of her.

WITNESS MY HAND, at office, this 30th day of January, 2002.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Patricia Woolwine,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the ATTORNEY-IN-FACT of Matthew Schlecht, and is authorized by him to execute this instrument on behalf of him.

WITNESS MY HAND, at office, this 30th day of January, 2002.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Bashar M Shakhtour
Affiant

Sworn to and subscribed before me this 30th day of January, 2002.

Laura A. Beasley
Notary Public

My Commission Expires: 11/26/05

LAURA A. BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.