THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 150,900.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2002

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 07/01/02 12:46 2pgs
Fees:13.00 Taxes:558.33
20020701-0078746

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LU XIE 2112 Blair Boulevard #9 Nashville, Tennessee 37212	SUNTRUST BANK 201 4th Avenue, N. 7th Floor Nashville, Tennessee 37219	MAP 104-15-B PARCEL 9

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND NINE HUNDRED AND NO/100---------- ($ 150,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , DANNIE EPSTEIN AND WIFE, JANET B. EPSTEIN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LU XIE, MARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 9 on the Plan of Winchester Place Condominiums of record in Plat Book 6200, page 555, and as set forth in the Master Deed as of record in Book 7088, page 131, both of record in the Register's Office for Davidson County, Tennessee, and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, together with all fixtures, appliances, wall coverings, carpets and/or other improvements therein and the undivided interest in the General and Limited Common elements appurtenant thereto.

BEING the same property conveyed to Dannie Epstein and Janet B. Epstein, as tenants in common, with one-half interest each, by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 11698, page 244, Register's Office for Davidson County, Tennessee.

This is improved property known as 2112 Blair Boulevard #9, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Winchester Place Condominiums of record in Book 6200, page 555, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of June, 2002.

DANNIE EPSTEIN

JANET B. EPSTEIN

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 DANNIE EPSTEIN AND WIFE, JANET B. EPSTEIN, the bargainor_s___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____they_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2002.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public