Davidson County DEEDWARR
Recvd: 07/12/02 11:04 2pgs
Fees:13.00 Taxes:325.60

20020712-0083997

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00.

Michael B. Cross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2002.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Cross	Owner	Map: 129-15-A
(NAME) 21 Vaughns Gap Road, A20	(NAME) 21 Vaughns Gap Road, A20	Parcel: 020.00
(ADDRESS) Nashville TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **XIANG GAO AND WIFE, NIANKE WANG**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL B. CROSS UNMARRIED**, 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 all of Unit No. 20, Belle Meade Highlands Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, page 302, of the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Belle Meade Highlands condominium as set forth Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Xiang Gao and Nianke Wang by Warranty Deed of record in Book 9977, Page 986, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Restrictive Covenants and Master Deeds of record in Book 7091, page 302; Charter for Belle Meade Highlands Condominiums Association of record in Book 7102, page 223; Sewer and/or Storm Drainage Easement of record in Book 4816, page 427 and corrected in Book 4881, page 710; and, any and all matters as shown of record, Register's Office for Davidson County, Tennessee.

Unpaid condominium assessments, if any, are a lien pursuant to TCA 66-27-116.

Unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap Road, A20, Nashville, TN 37205
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their 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 our hands this 11th day of July, 2002.

Xiang Gao

Nianke Wang

STATE OF Pennsylvania

COUNTY OF Allegheny

Before me, the undersigned Notary Public, personally appeared Xiang Gao and wife Nianke Wang who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of July, 2002.

Notary Public

My Commission Expires:

Notary Seal
Kathleen Fritchman Notary Public
Robinson Twp. Allegheny County
My Commission Expires May 23, 2006

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076