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WARRANTY DEED

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THIS INSTRUMENT WAS PREPARED BY:

Davidson County DEEDWARR
Recvd: 11/27/02 16:08 2pgs
Fees:13.00 Taxes:499.50
20021127-0147560

Martin A. Kooperman, Attorney
603 Woodland Street
Nashville, TN 37206

****

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL
Xiaofeng Ql and Liping Du 2121 Acklen Avenue #6 Nashville, TN 37212	SunTrust Bank P.O. Box 305110 Nashville, TN 37230-5110	104-11-B-6

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable considerations, the receipt all of which is expressly acknowledged, I, Janet R. Bender, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Xiaofeng Ql and Liping Du as tenants in common with a right of survivorship, 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:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6 on the Revised Plan of Hillsboro Square of record in Book 5800, Page 260 and corrected by Surveyor's Certificate of Correction of record in Book 6157, Page 571, both in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.
>
> **BEING** the same property conveyed to Murray H. Bender and wife, Janet R. Bender by Deed from Hillsboro Square Partnership of record in Book 6204, Page 160, in the Register's Office for Davidson County, Tennessee. The said Murray H. Bender having previously died on February 8,1994.
>
> The property herein conveyed is subject to the restrictions, easements, liens, and other matters set forth in the Master Deed and By-Laws of record in Book 6111, Page 649, and amended in Book 6170, Page 495, both of record in said Register's Office.
>
> This is improved property known as 2121 Acklen Avenue, Unit 6, 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 **GRANTEES** that she is 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 she does further covenant and bind herself,

her heirs and representatives, 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hands this 27th day of November, 2002.

Janet R. Bender
JANET R. BENDER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janet R. Bender, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Warranty Deed for the purposes therein contained.

THIS the 27th day of November, 2002.

NOTARY PUBLIC

My Commission Expires:

3/27/2004

The actual consideration or value whichever is greater for this transfer is $135,000.00

Janet R. Bender
AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 3/27/2004