BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY. P.C.
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

Davidson County DEEDWARR
Recvd: 12/06/02 11:25 2pgs
Fees:13.00 Taxes:543.90
20021206-0150714

## WARRANTY DEED

**FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, CREWS JOHNSTON, III A MARRIED PERSON ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto YONGQING WANG AND WIFE, XUEYING LIANG (COLLECTIVELY "Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:**

**LAND IN DAVISON COUNTY, TENNESSEE, BEING UNIT NO.7 OF BLAKEMORE SQUARE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 6864, PAGE 237, AND AS AMENDED IN BOOK 6962, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF BLAKEMORE SQUARE CONDOMINIUMS, AS SHOWN ON EXHIBIT "A" TO THE MASTER DEED OF RECORD IN BOOK 6864, PAGE 237, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPION OF SUCH UNIT.**

**THIS BEING THE SAME PROPERTY CONVEYED TO CREWS JOHNSTON, III A MARRIED MAN BY WARRANTY DEED OF HEATHER K. WATERS GALLOWAY AND HUSBAND, ROBERT D. GALLOWAY DATED JANUARY 31, 1996 AND RECORDED FEBRUARY 1, 1996 IN BOOK 9935, PAGE 787, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

****The property herein described was purchased for investment purposes therefore marital interest rights do not apply****

**This property is known as 2626 BLAKEMORE AVENUE, NASHVILLE, TN 37212**

**This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.**

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 27th day of November, 2002

CREWS JOHNSTON, III

k:\atty4\capital\wise\warranty.deed

STATE OF TENNESSEE )
) SS
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CREWS JOHNSTON, III with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of November, 2002.

Notary Public

My Commission Expires:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires FEB. 27, 2005

STATE OF TENNESSEE )
) SS
COUNTY OF DAVIDSON )

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **147,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires FEB. 27, 2005

Subscribed and sworn to before me this the 27th day of November, 2002

Notary Public

Commission Expiration:

| RETURN ORIGINAL TO: | PLEASE SEND TAX BILL TO: | ADDRESS OF NEW OWNER AND PROPERTY ADDRESS |
|---|---|---|
| W. WILLIAM DAVIS, ATTY | SUNTRUST BANK | |
| 219 WARD CIRCLE, STE 3 | P.O. BOX 305110 | 2626 BLAKEMORE AVENUE |
| BRENTWOOD, TN 37027 | NASHVILLE, TN 37230 | NASHVILLE, TN 37212 |

**MAP PARCEL NUMBER**
**104-7-A7-CO**

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