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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box ~~9K~~: 29** **~~First Title & Escrow Co., Inc.~~** **~~FTEC File No. 20769~~**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2003. Notary Public My Commission Expires NOV 27, 2004

EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/03/03 16:36 2pgs
Fees:13.00 Taxes:647.50

20030603-0075759

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Keith D. Nicholas 5023 Marchant Drive Nashville, Tennessee 37211	NEW OWNER	MAP 147-09 PAR 26 FB 06DU31210

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, John Paul Rohde and wife, Carrie S. Rohde ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Keith D. Nicholas and wife, Dong Dong Zhang ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5023 Marchant Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2003.

John Paul Rohde

Carrie S. Rohde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Paul Rohde and wife, Carrie S. Rohde, 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, at office, this 28th day of May, 2003.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires
September 25, 2004

Schedule "A"

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Crievewood as of record in Plat Book 2331, page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Paul Rohde and wife, Carrie S. Rohde by deed from Michael L. Ruffin and wife, Debra J. Ruffin of record in Book 11500, page 287, said Register's Office.

This conveyance is subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of Crievewood of record in Plat Book 2331, page 99, Register's Office for Davidson County, Tennessee.