Davidson County DEEDWARR
Recvd: 06/18/03 15:20 3pgs
Fees:18.00 Taxes:349.65

20030618-0084346

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| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>230 FOURTH AVENUE, NORTH<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $94,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of June, 2003.<br><br>Notary Public<br><br>My Commission Expires: |

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Christopher Feilitz and Xiaohui Zhang<br>750 Fox Ridge Drive<br>Brentwood, TN 37027 | Send Tax Bills To:<br>Same | Map-Parcel Number:<br>160-14-0-C 050.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY HOLT LINES AND SPOUSE, DON LINES**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHRISTOPHER FIELITZ AND WIFE, XIAOHUI ZHANG**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 750, in a Horizontal Property Regime as shown on the condominium site plan of Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, as of record in Book 5200, pages 376 and 377, and Master Deed of record in Book 5818, page 915, as amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amy Holt and husband, Don Lines, by deed from Philip A. Bennett and wife, Diane Elizabeth Bennett, of record as Instrument No. 20030430-0057656, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Brentwood Trace Condominiums, Section Two, of record in Book 5818, page 915, and as amended in Book 5868, page 70, Register's Office for said County.

This is improved property known as 750 Fox Ridge Drive, Brentwood, TN 37027.

**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 we covenant with the said Grantees that we 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 further covenant and bind ourselves, our 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 person whomsoever.

**WITNESS** my hand this 17th day of June, 2003.

Amy Holt Lines

Don Lines

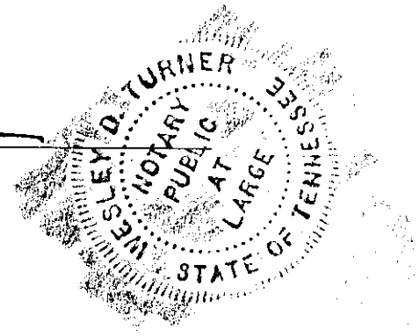
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMY HOLT LINES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 17th day of June, 2003.

Notary Public

My Commission Expires: 1/27/07




STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DON LINES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 17th day of June, 2003.

Notary Public

My Commission Expires: 1/27/07

