Box 13
#6843

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2006

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30 DAY OF October, 2003.

Notary Public

My Commission expires: 5/23/06

THIS INSTRUMENT PREPARED BY:
DAVID VINCENT, ATTORNEY, 219 SECOND AVENUE NORTH, NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Xiugen Zhang, et ux	SunTrust Mortgage, Inc.	Map 104-11
(NAME) 2134 Faixfax Avenue,	(NAME) P.O. Box 57028	Parcel A-70
Unit E-6 (ADDRESS) Nashville, TN 37212	(ADDRESS) Irvine, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Capitol Bonding Company, Inc., a Tennessee Corporation,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Xiugen Zhang and wife, Sumei Su,

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit E-6, Parcel 70 of the Villager West Condomimiums, of record in Book 5210, page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Capitol Bonding Company, Inc., by deed of record as Instrument No. 20010213-0013920, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/12/03 10:12 2pgs
Fees:13.00 Taxes:229.40
20031112-0165427

This is unimproved ( ) improved (XX) property, known as
2134 (House Number) Fairfax Avenue, Unit E-6 (Street) Nashville, (City) TN (State) 37212 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of October, 2003.

CAPITOL BONDING COMPANY, INC.

BY: _____

JOHN H. OTEY, JR., President

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared John H. Otey, Jr., with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President of Capitol Bonding Company, Inc., the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

Witness my hand and official seal at office this 30th day of October, 2003.

My Commission expires:
January 28, 2006

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE