RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP42936

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $146,000.00

Janel McMaster
Affiant

Subscribed and sworn to before me, this 20th day of April, 2004.

Notary Public
My commission expires: 3/25/06

Davidson County DEEDWARR
Recvd: 04/22/04 15:08 2pgs
Fees:13.00 Taxes:540.20
20040422-0045929

Address of New Owner:	Send Tax Bills to:	Tax Information
Wengin Zhu 2120 Acklen Avenue, #2 Nashville TN 37212	Suntrust Mortgage, Inc. 201 4th Ave North Nashville, TN 37219	104-11-0-J 002

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shannon L. Meldon, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wen Qin Zhu and Rong Hua * hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: * Ding, wife and husband

Land in Davidson County, Tennessee, being Unit No. 2 of Peabody Place Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 6323, Page 147, Register's Office for said County, the plat of which is attached thereto of record in Book 6323, Page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shannon L. Meldon, unmarried, by deed from Kyle Lehning and Vicki Lehning, both unmarried, of record in Instrument No. 200003060021876, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2120 Acklen Avenue, #2, Nashville, TN 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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 my hand this ~~12th~~ 20th day of April, 2004.

Shannon L. Meldon

Shannon L. Meldon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shannon L. Meldon, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this ~~12th~~ 20th day of April, 2004.

Notary Public

My Commission expires 03/14/05