Davidson County DEEDWARR
Recvd: 06/16/04 13:32 2pgs
Fees:13.00 Taxes:240.13

20040616-0071301

WARRANTY DEED

G-JS-04-0434

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,900.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBYN DUBRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires May 24, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jie Jiang	New Owner (NAME)	
2134 Fairfax Avenue E-16		104-11-A-80 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KARL A. SILLAY, SINGLE,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JIE JIANG AND RUJIAO SHAN, HUSBAND AND WIFE,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit Number E-16, Parcel Number 80 of the Villager West Condominiums, as of record in Book 5210, page 174, Regsiter's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to Karl A. Sillay by Warranty Deed executed September 25, 2002 and filed for record on September 26, 2002 in Instrument Number 200209260117634, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5452, page 419; Book 5452, page 460; and Plat Book 5210, page 174, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2134 Fairfax Avenue E-16, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 12th day of June, 2004.

Karl A. Sillay

STATE OF Tennessee
COUNTY OF Davidson

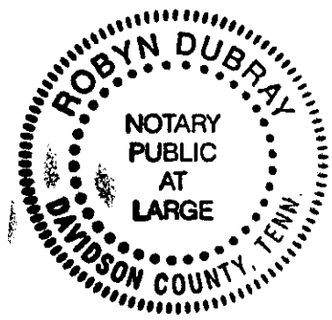
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl A. Sillay, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 12th day of June, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAY 24, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903