RETURN TO:
RICHMOND TITLE SERVICES
209 10th Ave S.
NASHVILLE, TN 37206

~~RECORD & RETURN TO:~~
~~FILE BOX 36, Davidson County~~

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/04 12:29 2pgs
Fees:13.00 Taxes:808.65

20040806-0095079

STATE OF TENNESSEE, COUNTY OF DAVIDSON

~~THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $164,500.00~~

Affiant

Subscribed and sworn to me on July 29, 2004.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. ~~11/26/05~~

THIS INSTRUMENT WAS PREPARED BY:
D. Andrew Saulters
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20251SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dong Sheng Cheng & Ling Zhong 114 Acklen Park Drive, #3 Nashville, TN 37203	SAME	104-2-B-3 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nicole L. Keller, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Dong Sheng Cheng and wife, Ling Zhong, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 of Kingston Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Site Exhibit to the Master Deed of record in Book 6423, page 353, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited undivided common elements of the Condominium.

Being the same property conveyed to Nicole L. Keller by deed from Todd R.N. Brown and wife, S.J. Emma Nash Brown, dated March 30, 1999, of record in Book 11411, page 753, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. The Plan of record shown on the Site Exhibit to the Master Deed of record in Book 6423, page 353, said Register's Office, shows an Owner's Certificate, and subject to all matters as set forth therein; and
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, 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 interests 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 thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Kingston Place Condominiums of record in Book 6423, page 353, Register's Office for Davidson County, Tennessee; and

4. By-Laws of Kingston Place Homeowners' Association, Inc., of record in Book 6423, page 379, of record in Register's Office for Davidson County, Tennessee; and
5. Charter of Incorporation of Kingston Place Homeowners' Association, Inc., of record in Book 6438, page 547, Register's Office for Davidson County, Tennessee; and
6. Subject to Urban Zoning Overlay of record as Bill No. BL2000-364, as made applicable by Bill No. BL2000-476, and to Urban Design Overlay as amade applicable by Bill No. BL2004-151, Metro Clerk's Office for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 114 Acklen Park Drive, #3, Nashville, TN 37203.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 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 on July 29, 2004.

Nicole L. Keller

Nicole L. Keller

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 29, 2004, before me personally appeared Nicole L. Keller to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 29, 2004.

Bobbie Cauner

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/26/05