Return to: First Title and Escrow Company, Inc.

File Number 24118 Box 9 B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/05 15:47 2 pgs
Fees:13.00 Taxes:684.50

20050503-0049515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Rachel Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Christina M. Read
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bin Zhao	SunTrust Mortgage, Inc.	**Map 104-15-B**
(NAME) **2112 Blair Blvd., #7**	(NAME) 201 Fourth Ave. N 7th Floor	**Parcel 7**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHIEH-CHIH LEE, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BIN ZHAO AND WIFE, TAO YOU,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plat of Winchester Place Condominiums as of record in Plat Book 6200, page 555, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Chun-Hsiung Hsu and wife, Shieh-Chih Lee by deed from Chad Driver and wife, Julie A. Driver of record in Book 11732, page 802, Register's Office for Davidson County, Tennessee.

Chun-Hsiung Hsu died on May 31, 2000, with the survivorship interest passing to his wife, Shieh-Chih Lee.

George S. C. Lee is signing on behalf of Shieh-Chih Lee pursuant to the Power of Attorney of record as Instrument No. 20050503-0049514 **, Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 6200, page 555, said Register's Office; (c) Master Deed of record in Book 7088, page 131, said Register's Office; (d) Charter of Condominium Association of record in Book 11658, page 928, said Register's Office; and (e) By-Laws of record in Book 7088, page 156, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2112 Blair Blvd. #7, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do 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 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 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 29th day of April, 2005.

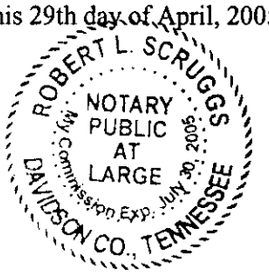
Shieh-Chih Lee
By: George S.C. Lee, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2005, before me personally appeared George S. C. Lee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shieh-Chih Lee and acknowledged that he executed the same as the free act and deed of Shieh-Chih Lee.

Witness my hand and seal this 29th day of April, 2005.

Commission expires:



Robert L. Scruggs Notary Public