Davidson County DEEDWARR
Recvd: 08/08/05 14:25 4 pgs
Fees:23.00 Taxes:847.30
20050808-0093474

This Instrument Prepared By.
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Wei Han and Yingda Wang 225 Fairmont Court Nashville, TN 37203	Same	Map 104-6-M Parcel 25

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Michelle L. Spiva, a married woman formerly known as Michelle H. Lambert (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Wei Han and wife, Yingda Wang (collectively, the "Grantees"), their heirs and assigns, real property (the "Property") with all improvements thereon and appurtenances thereto, in Davidson County, Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-1 on the plan of Fairmont Court Condominiums, of record in Book 6250, page 825, Register's Office for Davidson County, Tennessee, as amended in Book 6900, page 98, said Register's Office, and further set out in Exhibit "C" in the revised Master Deed for Fairmont Court of record in Book 6823, page 962, said Register's Office, as modified in Book 6893, page 62, said Register's Office, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Michelle H. Lambert, unmarried, by deed from C. Oakley Christian, III, married, of record in Book 10090, page 158, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever.

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2005 Davidson County Taxes – a lien not yet due and payable.

(2) Subject to all matters shown on the Plan of Fairmont Court Condominiums of record in Plat Book 6250, Page 825, as amended in Plat Book 6900, page 98, and further set out in Exhibit "C" in the revised Master Deed for Fairmont Court of record in Book 6823, page 962, as modified in Book 6893, page 62, Register's Office of Davidson County, Tennessee.

(3) The premises herein conveyed 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 being subject to the easements, rights and interest in favor hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fairmont Court of record in Book 6686, page 708, as amended in Book 6712, page 125, Book 6774, page 221, as revised in Book 6823 , page 962, and modified in Book 6893, page 62, Register's Office for Davidson County, Tennessee.

(4) Easement and Maintenance Agreement of record in Book 7051, page 572, as amended in Book 9850, page 210, Register's Office for Davidson County, Tennesseee.

(5) Charter for Fairmont Court Homeowners' Association of record in Book 7078, page 447, said Register's Office.

(6) Subject to rights of others in and to the common areas and/or elements.

(7) Subject to lien for special assessments as contained in the restrictions.

This is improved property, known as 225 Fairmont Court, Nashville, Davidson County, Tennessee 37203.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 29th day of July, 2005.

Michelle L. Spiva

George N. Spiva, husband of Michelle L. Spiva, joins in this conveyance solely for the purpose of waiving any marital interest he may have in the subject property.

George N. Spiva

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Michelle L. Spiva,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 28 day of July, 2005.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2008

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **George N. Spiva,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 28 day of July, 2005.

Notary Public

KIMBERLY J. WARRINGTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

My Commission Expires: July 2, 2008

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $229,000.00

Wei Han
Affiant

Sworn to and subscribed before me this 29 day of July, 2005.

Notary Public

My Commission Expires: _____

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008