Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 182-12-A-30

Davidson County DEEDWARR
Recvd: 12/19/05 15:04 2 pgs
Fees:13.00 Taxes:925.00

20051219-0152142

Send Tax Statements To:
Mortgagee

Name/Address New Owner:
Zhi Chao Qu and Yuan Fu
613 Applejack Court
Antioch, TN 37013

Name of Mortgagee:
Global Lending, LLC
6305 Peachtree Industrial Blvd.
Doraville, GA 30360

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CHARLES DANA KINGSTON, UNMARRIED,** have bargained and sold and by these presents do transfer and convey unto **ZHICHAO QU and wife, YUAN FU**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Section 1, Apple Valley, of record in Instrument No. 20020809-0096488, corrected in Instrument No. 20021203-0148635, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Charles Dana Kingston, by deed from Provident Development Group, LLC, of record in Instrument No. 20040825-0103062, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **Davidson County property taxes for subsequent years are a lien but not yet due and payable.**
2. **All matters as shown on the Plat of record in Instrument No. 20020809-0096488, as corrected in Instrument No. 20021203-0148635, Register's Office for Davidson County, Tennessee.**
3. **Restrictive covenants of record in Insrument No. 20020724-0088783, Register's Office for Davidson County, Tennessee.**
4. **By-Laws contained in Instrument No. 20020724-0088782, Register's Office for Davidson County, Tennessee.**
5. **Charter for Apple Valley Homeowner's Association, of record in Instrument No. 20020724-0088782, Register's Office for Davidson County, Tennessee.**
6. **Subject to Storm Water Detention Agreement, of record in Instrument No. 20020528-0064320, Register's Office for Davidson County, Tennessee.**

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 15th day of December, 2005.

CHARLES DANA KINGSTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES DANA KINGSTON** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 15th day of December, 2005.

My Commission Expires:
12-28-08

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$250,000.00**.

Affiant

Sworn to and subscribed before me on this 15th day of December, 2005.

My Commission Expires:
5/23/09

Notary Public

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.