03

Realty Title
48-A

Realty Title & Escrow Company, Inc.
Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2006.

Notary Public
My commission expires: 02/22/09

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/09/06 13:38 2 pgs
Fees:13.00 Taxes:810.30
20060309-0027657

03-0602-33414

Address of New Owner:	Send Tax Bills to:	Tax Information
Fu Huang 121 Hillsboro Place Nashville TN 37215	NEW OWNER	117-03-0-C-121.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bipin Kumar, married,* hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Fu Huang and Chia Fen Chen and Shang Chi Huang,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

* AND WIFE, MANJULA KUMAR

**Tenants in Common with right of survivorship

Land in Davidson County, Tennessee, being Unit No. 121, in a Horizontal Property Regime, as shown on the condominium site plan of Hillsboro Place, of record in Book 5200, Page 725, and amended in Book 5200, Pages 757-758, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bipin Kumar and Ankit Kumar by deed from Jason Booth Robbins and wife, Amy Spencer Robbins, dated 7-17-03, of record in Instrument No. 20030721-0102062, Register's Office for Davidson County, Tennessee. The said Ankit Kumar having since died. Subject property is not the principal residence of Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 121 Hillsboro Place, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Bipin Kumar

Bipin Kumar

Manjula Kumar

Manjula Kumar

Subscribed and sworn to before me this 3rd day of March, 2006.

Cindy Ann Futral
Notary Public

My commission expires 1-27-08

STATE OF Alabama
COUNTY OF Elmore

Personally appeared before me, the undersigned, a notary public for said county and state, Bipin Kumar and Manjula Kumar, with whom I am personally acquainted or who proved their identities to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Cindy Ann Futral
Notary Public

My commission expires 1-27-08