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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** ~~First Title & Escrow Co., Inc.~~ ~~FTEC File No. 25528-06-2006~~	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2006. Notary Public My Commission Expires: EXPIRES: FEBRUARY 19, 2007

SANDRA S. TOMLIN NOTARY PUBLIC WILLIAMSON COUNTY STATE TENNESSEE

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Xiaohua Jiang 3135 Long Blvd, #1 Nashville, TN 37203	New Owner	Map No.104.02-0J Parcel No. 001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Haseena Rabi**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Xiaohua Jiang, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 3135 Long Blvd, #1, Nashville, TN 37203

Richard Ousley joins in this conveyance to convey any and all marital interest he may have in the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2006.

Haseena Rabi

Richard Ousley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Haseena Rabi**, and Richard Ousley 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, at office, this 15th day of June, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/20/06 14:57 2 pgs
Fees:13.00 Taxes:721.50

20060620-0073729

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Unit No. A, together with the appurtenant interest in the common elements of West End Park Condominium horizontal property regime established by Master Deed, of record in Book 6991, page 914, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 20 on the Plan of Revised Map of West End Park Plat Book 421, pages 82 and 83 of record in , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Haseena Rabi, unmarried by Deed dated June 24, 2002 from Matthew T. Mather, unmarried of record in Instrument No. 20020627-0077782, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of West End Park Homeowners Association, Inc. of record in Book 9970, page 743, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Park Condominium, of record in Book 6991, page 914, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.