WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/19/07 15:35 3 pgs
Fees:18.00 Taxes:481.00

20070319-0033243

Return To: File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones Rd Suite #110
Nashville, TN 37315
File # 26333

FILE BOX 19B
07-02-032

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of March, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

My Commission Expires MAR 24, 2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
QING CAI (NAME)	SunTrust Mortgage Inc (NAME)	131-1-D
511 Glen Echo Place (ADDRESS)	201 4th Ave. N/7th Fl. (ADDRESS)	229.00CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **KELLY L. SHAFFER, AN UNMARRIED PERSON, DENNIS L. SHAFFER, AND WIFE SANDRA SHAFFER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **QING CAI AND HUSBAND, KAI LIU**, hereinafter called the Grantee(s), 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. 229, on the Plat of Georgetown Apartments, a Condominium, a Horizontal Property Regime, of record in Book 5200, page 4, said Register's Office, together with an undivided 0.329% interest in the common elements to 5025 Hillsboro Homeowners Association, as described in Book 5211, page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 24-J.

BEING the same property conveyed to Kelly L. Shaffer, an unmarried person, and Dennis L. Shaffer and wife, Sandra Shaffer by deed from Williams H. Nunnelly and wife, Rosann Nunnelly, of record in Instrument No. 20030623-0086391, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all 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 subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building 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 GEORGETOWN APARTMENTS, A CONDOMINIUM, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **DENNIS L. SHAFFER AND WIFE, SANDRA A. SHAFFER** pursuant to a Power of Attorney executed by same on the 12 day of MARCH, and being filed for record in Instrument No. 20070319-0033242, and being recorded simultaneously herewith.

BEING unimproved
Improved property known as: 5025 Hillsboro Road #24J, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 12th day of March, 2007

Kelly L Shaffer
KELLY L. SHAFFER

DENNIS L. SHAFFER

Dennis L Shaffer by Kelly L Shaffer AIF
BY: KELLY L. SHAFFER
ATTORNEY-IN-FACT

SANDRA A. SHAFFER

Sandra A Shaffer by Kelly L Shaffer AIF
BY: KELLY L. SHAFFER
ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of March, 2007.

My Commission Expires: ~~01/03/11~~ 1/23/2010

Carol Wilker
Notary Public



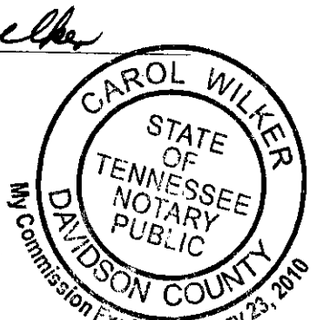
STATE OF Tennessee
COUNTY OF Davidson

On this 12th day of March, 2007, before me personally appeared KELLY L. SHAFFER, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of DENNIS L. SHAFFER, and acknowledged that she executed the same as the free act and deed of the said DENNIS L. SHAFFER.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of March, 2007.

My Commission Expires: ~~01/03/11~~ 1/23/2010

Carol Wilker
Notary Public



STATE OF Tennessee
COUNTY OF Davidson

On this 12th day of March, 2007, before me personally appeared KELLY L. SHAFFER, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SANDRA A. SHAFFER, and acknowledged that she executed the same as the free act and deed of the said SANDRA A. SHAFFER.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of March, 2007.

My Commission Expires: ~~01/03/11~~ 1/23/2010

Carol Wilker
Notary Public

