After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

Davidson County DEEDWARR
Recvd: 07/23/07 14:54 2 pgs
Fees:13.00 Taxes:906.50

20070723-0087353

State of ~~Tennessee~~ 37064 TN
County of Davidson
Actual consideration or value for this transfer is $245,000.00
Affiant
Subscribed and sworn to before me
This 17 day of July 2007
Notary exp: 4/20/08

Address of new owners: Jiamo Lu
10419 Heathside Way
Potomac MD 20854

Send tax bills to: Taylor, Bean
1417 Magnolia Ave
Ocala FL 34475

Map & Parcel:
104-2Z-102CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Robert A. DuBose**, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jiamo Lu and wife Jianhua Xiang**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson, Tennessee, being Unit 102, of the Parthenon Park Townhomes, Phase 1 and Phase 2, as established by the Master Deed of record as Instrument No. 20040514-0056982, Register's Office for Davidson County, Tennessee, pursuant to Title 66, Chapter 27, Sections 101, et seq., as amended, of the Tennessee Code Annotated, of record as Exhibit "E" of said Master Deed, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to Robert A. DeBose, unmarried by Warranty Deed from Parthanon Partners, LLC, a Tennessee limited liability company dated June 2, 2004 and filed for record as Instrument no. 20040607-0067106 , Register's Office for Davidson County, Tennessee.

Subject to any and all provisions set forth in the Master Deed of record in Instrument no. 20040514-0056982, said register's office.

Subject to Charter of the Parthenon Park Townhomes Owner's Association, Inc., of record as Instrument no. 20040514-0056981, said register's office.

Subject to Urban zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Subject to the rights of others in and to the common areas/elements.

Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

The 2007 County and/or City property taxes have been prorated between the two parties.
RayAnn M. Dubose is executing this document to relinquish any and all interest in this property.
Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **3161 Parthenon Ave #102 Nashville TN 37203**
OR The property is unimproved.

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 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 heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 12 day of July, 2007.

Robert A. DuBose

RayAnn M. DuBose

State of ~~Tennessee~~ OREGON
County of ~~Davidson~~ MULTNOMAH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. DuBose,* 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.

*AND WIFE, RAYANN M. DUBOSE

Witness my hand and official seal this 12 day of July, 2007.

Sophia C. Gwynne
Notary Public

Commission expires: July 17, 2007

OFFICIAL SEAL
SOPHIA C. GWYNNE
NOTARY PUBLIC-OREGON
COMMISSION NO. 370604
MY COMMISSION EXPIRES JULY 17, 2007