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. 26911-08-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $514,003.00. Connie Hooper Affiant Subscribed and sworn to before me this 31st day of August, 2007. Notary Public My Commission Expires: 5/24/2008 SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Youmin Zhang, Jing Zhou 4120 Albert Drive Nashville, TN 37204	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No. Part of 132-01-0-179.00

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, **Aubrey B. Harwell Jr., Trustee with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Youmin Zhang and wife, Jing Zhou** ("Grantee"), their 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 4120 Albert Drive, Nashville, TN 37204

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 31st day of August, 2007.

Aubrey B. Harwell Jr., Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Aubrey B. Harwell Jr., Trustee**, 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 31st day of August, 2007.

Janice Jenny Lewis
Notary Public

My Commission Expires: 5/22/10

JANICE JENNY LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Davidson County DEEDWARR
Recvd: 09/13/07 10:56 2 pgs
Fees:13.00 Taxes:1901.81
20070913-0109835

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Albert Townhomes II, a horizontal property regime established by Declaration of record in Instrument No. 20070613-0070754, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 125 on the Plan of Rolling Meadows of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Aubrey B. Harwell Jr., Trustee with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary by deed dated August 11, 2006 from Robert Kent Earls, unmarried of record in Instrument No. 20060815-0100360, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Albert Townhomes II Corporation of record in Instrument No. 20070703-0079436, 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 Albert Townhomes II, of record in Instrument No. 20070613-0070754, 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 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.