Davidson County DEEDWARR
Recvd: 10/16/07 10:08 2 pgs
Fees:13.00 Taxes:721.50
20071016-0122492

WARRANTY DEED

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 me, this 3rd day of October, 2007.

Notary Public

My commission expires:
11/14/09

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Guanglei Zhuang 156 Hillsboro Place Nashville, TN 37215	Suntrust Mortgage, Inc 201 Fourth Ave N/7th Floor Nashville, TN 37219	117030C15600CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marilyn Keller, Executrix of the Estate of Wendy Ashdown, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Guanglei Zhuang and wife, Luping Lin**, 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 156 on the Plan of Hillsboro Place Condominiums of record in Plat Book 5200, page 725, amended in Plat Book 5200, pages 757 and 758, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Place, a horizontal property regime established by Mast Deed and By-Laws of record in Book 6244, page 394, amended in Book 6285, page 209, said Register's Office.

Being the same property conveyed to Wendy Ashdown by deed dated 8/4/98 from Janice M. Maier of record in Book 11058, page 531, Register's Office for Davidson County, Tennessee. The said Wendy Ashdown having since died and Marilyn Keller being appointed Executrix by Will of record in the Probate Court for Davidson County, Tennessee, Docket No. 07P1355.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, Page 725, and amended in Book 5200, pages 757 and 758, said Register's Office.

Subject to restrictions of record in Book 6244, Page 394 and amended in Book 6285, page 209 , said Register's Office.

Subject to Charter of Hillsboro Place of record in 6265, page 260, and Agreement of record in Book 6128, page 852, said Register's Office.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 156 Hillsboro Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 3rd day of October, 2007.

Estate of Wendy L. Ashdown

BY: Marilyn Keller, Executrix
Marilyn Keller, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October, 2007.

Laura A. Beasley
Notary Public

My Commission Expires: 11/14/09

LAURA BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY