Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

This document prepared by (and after recording return to):
Name: William Davis, Attorney
Firm/Company: Consumer Trust Title
Address: 219 Ward Circle, #3
Address 2:
City, State, Zip: Brentwood, TN 37027
Phone: 615-369-5003

Davidson County DEEDWARR
Recvd: 05/02/08 09:52 3 pg
Fees:18.00 Taxes:677.10
20080502-0044932

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HARRY V. MAY, AN UNMARRIED PERSON**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **DAVID SHYH WEI CHI AND SUE YUE CHI*** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 234, together with the appurtenant interest in the common elements of Four Seasons Condominiums, a horizontal property regime, established by Master Deed and By-laws, of record in Book 6841, Page 349, amended in Book 6847, Page 122, 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 Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

This being the same property conveyed to Harry V. May, an unmarried person by Warranty Deed of Timothy J. Portale and wife Leigh Ann Portale dated August 30, 2002 and recorded September 6, 2002 in Instrument No. 20020906-0108360, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 131-5-B-234CO

THIS PROPERTY IS IMPROVED PROPERTY KNOWN AS: 234 SUMMIT RIDGE DRIVE, NASHVILLE, TN 37215

* husband and wife,

Subject to Master Deed & By-laws contained in the instruments of record in Book 6841, Page 349, Book 6847, Page 122; charter of HOA of record in Book 6855, Page 917, Book 8176, Page 697; All matters shown on the Plat of record in Book 5050, Page 30, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 30th day of April 2008.

HARRY V. MAY, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 30 day of April, 2008 before me personally appeared HARRY V. MAY, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. Davis

Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
HARRY V. MAY
420 WILLIAM WALLACE DRIVE
FRANKLIN, TN 37064

Grantee(s) Name, Address, phone:
DAVID SHYH WEI CHI AND SUE YUE CHI
234 SUMMIT RIDGE DRIVE
NASHVILLE, TN 37215

SEND TAX STATEMENTS TO :
First Horizon Home Loans
1555 W. Walnut Hill Lane, # 200
Irving, TX 75038

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$183,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30th day of April, 2008.

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

(Seal)

Shauna Daniels
Affiant

Shauna Daniels
Type or Print Name

Notary Public

My commission expires:

5/22/10

Laura Mitchell
Type or Print Name