THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08110807**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $124,500.00 Affiant Subscribed and sworn to before me, this 17th day of December, 2008. Notary Public My Commission Expires: My Commission Expires April 17, 2010

JAMES ... STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

WARRANTY DEED

Address New Owner: Ji Ma 2121 Fairfax Ave Apt 3 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-11D-3.00CO

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, **Delton H. Payne, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ji Ma**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 3, THE COLUMNS Condominiums, as established under Master Deed of record in Book 6182, Page 943, re-recorded in Book 6922, Page 364, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit. Being the same property conveyed by Quitclaim Deed from Betty A. Hofer to Delton H. Payne as recorded on the 10th day of January, 2008 in Instrument No. 20080110-0003309 and Warranty Deed from The Columns, Ltd., a Tennessee Limited Partnership to Betty A. Hofer as recorded on the 7th day of June, 1985 in Book 6577, Page 1, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2121 Fairfax Ave Apt 3 Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 17th day of December, 2008.

Delton H. Payne

Delton H. Payne

Davidson County DEEDWARR
Recvd: 12/22/08 10:54 2 pgs
Fees:13.00 Taxes:460.65

20081222-0121794

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Delton H. Payne, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOV 22 2010

