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THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28446-02-2009** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $163,000.00. Affiant Subscribed and sworn to before me this 27th day of February, 2009. Notary Public My Commission Expires: 5-2-11

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Elroy V. Griffin, Jr. 3137 Parthenon Avenue, Apt. 3 Nashville, TN 37203	**Send Tax Bills To:** Acopia, LLC 306 NorthcreekBlvd., Ste. 100 Goodlettsville, TN 37072	**Tax Information:** Map and Parcel No.: 104020K00300CO

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, **Jiakun Wang**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elroy V. Griffin, Jr. and Patricia Ann Griffin** ("Grantee"), its 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 3137 Parthenon Avenue, Apt. 3, Nashville, TN 37203

This is not now, nor has it ever been, the marital resident of the Grantor.

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 27th day of February, 2009.

Jiakun Wang by J. Michael Morgan, Attorney-In-Fact

Jiakun Wang
BY: J. Michael Morgan, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Michael Morgan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Jiakun Wang and is authorized by the said Jiakun Wang to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of February, 2009.

Notary Public

My Commission Expires:

BUCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 24, 2009

Davidson County DEEDWARR
Recvd: 03/10/09 14:20 2 pgs
Fees:13.00 Taxes:603.10

20090310-0021696

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3, together with the appurtenant interest in the common elements of The Courtyard Condominiums, a horizontal property regime established by Master Deed, of record in Book 7136, page 204, amended in Book 7213, page 126, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Jiakun Wang, unmarried, by deed dated April 7, 2005 from Christopher J. Demetra, unmarried, for record in Instrument No. 20050411-0039941, re-recorded in Instrument No. 20060206-0014125, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been prorated by the parties and assumed by the Grantee.
2. 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 The Courtyard Condominiums, of record in Book 7136, page 204, amended in Book 7213, page 126, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.