WARRANTY DEED

B-SR-09-2134-E8

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nina Xu	First Tennessee Bank National Association	
2134 FAIRFAX AVENUE, UNIT E8 (ADDRESS)	9700 Bissonnet St., Ste. 1500 (ADDRESS)	
NASHVILLE, TN 37212-3648 (CITY) (STATE) (ZIP)	Houston, TX 77036 (CITY) (STATE) (ZIP)	104110A07200CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KARU JAYATHILAKE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NINA XU AND YAO XU AND YUELI ZHANG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. E-8, OF THE VILLAGER WEST CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5210, PAGE, 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF VILLAGER WEST CONDOMINIUM OF RECORD IN BOOK 5452, PAGE 419, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO JEFFERY L. JETTON, UNMARRIED BY DEED FROM OPHIA DEANE HOLLADAY, A WIDOW OF RECORD IN BOOK 11504, PAGE 465 ON 05/26/1999 AND FILED FOR RECORD ON 06/01/1999, REGISTER'S OFFICE FOR DAVIDSON COUNTY. BEING THE SAME PROPERTY CONVEYED TO KARU JAYATHILAKE, MARRIED BY DEED FROM JEFFERY L. JETTON, UNMARRIED OF RECORD IN INSTRUMENT 200801160005025 ON 01/11/2008 AND FILED FOR RECORD ON 01/16/2008, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5210, PAGE 174, BOOK 5452, PAGE 419, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2134 FAIRFAX AVE #E-8, NASHVILLE, Tennessee 37212-3648
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090036912 DEEDWARR
Recvd: 06/03/09 15:30 2 pgs
Fees:13.00 Taxes:407.00
20090603-0051417

Witness my/our hand(s) this 28th day of May, 2009.

Karu Jayathilake

STATE OF Tennessee
COUNTY OF DAVIDSON

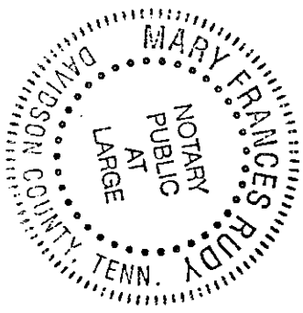
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karu Jayathilake, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 28th day of May, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903