BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

G-KW-09-3818

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

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 NUMBER
C. David West	SunTrust Mortgage, Inc.	
3818 West End Avenue #204 (ADDRESS)	401 Commerce Street, Suite 6100 (NAME) (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	104-9-K-204.00 CO

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 STEVEN K. CHENG, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto C. DAVID WEST, UNMARRIED, 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 204, BUILDING A, THE MONTCLAIR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 954, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7332, PAGE 380, 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 TO STEVEN CHENG, A SINGLE MAN BY WARRANTY DEED FROM STEVE PHILLIPS AND WIFE, TONI PHILLIPS, RECORDED ON THE 1ST DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041101-0130567, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. STEVEN K. CHENG HAVING SINCE MARRIED. THIS HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF STEVEN K. CHENG AND WIFE, AMY WU. AMY WU JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARTIAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.
ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 954.
RESTRICTIVE COVENANTS OF RECORD IN BOOK 6846, PAGE 838; CHARTER FOR HOA OF RECORD IN BOOK 7887, PAGE 462; MASTER DEED OF RECORD IN BOOK 7332, PAGE 380, BOOK 7902, PAGE 113, INSTRUMENT NO. 20021231-0162451 AND INSTRUMENT NO. 20030113-0005471.
EASEMENTS FOR ECORD IN BOOK 6846, PAGE 833; BOOK 6881, PAGE 926 AND BOOK 7902, PAGE 145.

unimproved ( )
This is improved (X) property, known as 3818 West End Avenue #204, Nashville, Tennessee 37205
(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:T20090045362 DEEDWARR
Recvd: 07/07/09 09:32 2 pgs
Fees:13.00 Taxes:1122.95
20090707-0063116

Witness my/our hand(s) this 6th day of July, 2009.

Steven K. Cheng

Amy Wu

STATE OF Oregon
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven K. Cheng, 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 6th day of July, 2009.

Notary Public

OFFICIAL SEAL
AMBER J MOTT
NOTARY PUBLIC-OREGON
COMMISSION NO. 435980
MY COMMISSION EXPIRES JANUARY 26, 2013

My Commission Expires: Jan 26, 2013

(SEAL)

STATE OF Oregon
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Wu, 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 6th day of July, 2009.

Notary Public

My Commission Expires: Jan 26, 2013

(SEAL)

OFFICIAL SEAL
AMBER J MOTT
NOTARY PUBLIC-OREGON
COMMISSION NO. 435980
MY COMMISSION EXPIRES JANUARY 26, 2013

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