WARRANTY DEED

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

B-STM-09-3110-03

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(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
XINNAN NIU	SUNTRUST MORTGAGE, INC.	
3110 WEST END CIRCLE, UNIT 3 (ADDRESS)	401 COMMERCE ST., SUITE 6100 (ADDRESS)	
NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	104020D00300CO

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 XIN TANG AND HUSBAND, XIAOFEI SUN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto XINNAN NIU AND YIJUAN RAN, HUSBAND & WIFE, 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:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, KNOWN AS UNIT NO. 3, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS, OF THE 3110 WEST END CIRCLE CONDOMINIUMS, 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 FOR 3110 WEST END CIRCLE CONDOMINIUMS, OF RECORD IN BOOK 6875, PAGE 613, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 6875, PAGE 647, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE CONDOMINIUM SITE PLAN OF 3110 WEST END CIRCLE CONDOMINIUMS, AS SET OUT ON EXHIBIT "B" TO SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION, DESCRIPTION AND LOCATION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO XIN TANG AND HUSBAND, XIAOFEI SUN BY DEED FROM DELILAN A. BATTAN OF RECORD IN INSTRUMENT 200505030049385 ON 04/27/2005 AND FILED FOR RECORD ON 05/03/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

unimproved ( )
This is improved (X) property, known as 3110 WEST END CIRCLE, NASHVILLE, Tennessee 37212
(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: T20090077288 DEEDWARR
Recvd: 11/13/09 08:23 2 pgs
Fees: 13.00 Taxes: 703.00
20091113-0104563

Witness my/our hand(s) this 5th day of November, 2009.

XIN TANG

XIAOFEI SUN

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, XIN TANG and XIAOFEI SUN, 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 5th day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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