Prepared by: Kristin C. Parker
Attorney at Law
Columbia, Tenn.

BILL GARRETT, Davidson County
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**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Mohsen Sarfehjoo and wife Janis C. Sarfehjoo**, FIRST PARTY, which expression shall include heirs, assigns, and personal representatives, and **Xiwu Chen and Lei Ding, husband and wife**, as Tenants by the Entirety, SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. B-4 in a Horizontal Property Regime of The Villager West Condominium Apartments Condominium of record in Plat Book 5210, Page 174, Register's Office of Davidson County, Tennessee.

Being the same property and legal description conveyed to Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo by deed dated April 15, 2004 of record in Instrument #: 20040423-0046133, Register's Office of Davidson County, Tennessee.

Map & Parcel: 104-11-0A-020.00

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; Master Deed establishing a Horizontal Property Regime of the Villager West Condominium, of record in Book 5452, Page 419, Register's Office of Davidson County, Tennessee; By-Laws of record in Book 5452, Page 460, Register's Office of Davidson County, Tennessee; Charter of record in

Book 5450, Page 740, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 21st day of October, 2010.

Mohsen Sarfehjoo

Janis C. Sarfehjoo

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of October, 2010.

Notary Public

My commission expires:
2/22/11

STATE OF TENNESSEE – COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $95,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of October, 2010.

Notary Public

My commission expires:
2/22/11

NEW PROPERTY OWNERS:
Xiwu Chen and Lei Ding
2134 Fairfax Avenue
The Villager West, B-4
Nashville, Tennessee 37215

PERSON(S) RESPONSIBLE FOR TAXES:
Same

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104-11-A-20.00