File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20120063235 DEEDWARR

Recvd: 08/23/12 14:00 4 pgs

Fees:23.00 Taxes:340.40

20120823-0076024

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51485

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tianxiang Tu Yanhua Xiong 201 Acklen Park #1 Nashville, TN 37203	New Owner

TAX MAP-PARCEL NUMBERS: 104-2-A-1.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$92,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sybil McLain, Guardian for Alex Douthat**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tianxiang Tu and wife, Yanhua Xiong** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1, on the Plan of Acklen Place Condominiums, of record in Book 5200, Page 503, and shown as Exhibit "1" to the Master Deed of record in Book 6045, Page 173, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the appurtenants undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Sybil McLain, Guardian for Alex Douthat by deed from Sean R. Dodson, dated March 18, 2011, recorded March 29, 2011 in Instrument No. 20110329-0024255, Register's Office for Davidson County, Tennessee. See attached Order as Exhibit :A:

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2012, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 104-2-A-1.00CO.

The Plan, with Owner's Certificate, of record in Book 5200, page 503, and ashown as Exhibit "1" to the Master Deed of record in Book 6045, Page 173 , said Register's Office, to which plan reference is hereby made for a more complete description.

Subject to the provisions of the condominium Master Deed and By-Laws of record in Book 6045, Page 173, amended in Book 7011, Page 177, and Book 11237, Page 290, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as: 201 Acklen Park Apt No 1, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2012.

Sybil McLain, Guardian for Alex Douthat

State of TENNESSEE
County of DAVIDSON

On this 3rd day of August, 2012 , before me the undersigned authority, personally appeared Sybil McLain, Guardian for Alex Douthat , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $92,000.00

Affiant

Sworn and subscribed before me this the 3rd day of August, 2012

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary Public

Copy

EXHIBIT "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY,
TENNESSEE
AT NASHVILLE
PROBATE DIVISION

FILED

AUG 15 2012

RICHARD R. ROOKER, Clerk
By _____ Deputy

IN THE MATTER OF
THE GUARDIANSHIP OF:
Alexander McLain Douthat,
Respondent(s)

No. 09P1649

Sybil McLain,
Petitioner(s)

ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY

This matter came to be heard on the 15th day of August, 2012, on the Petition and Motion of Sybil McLain to place for sale and to approve the contract for sale of the real property of the Ward located at 201 Acklen Park Drive, #1, Nashville Tennessee 37203.

It appearing to the satisfaction of the Court that the interested parties to the transaction have approved of the sale and that the terms of the sale are reasonable, the Court finds the Motion to be well taken and same is hereby GRANTED.

Accordingly, the Guardian, Sybil McLain, is hereby granted authority to close on the contract for sale of the real property of the Ward located at 201 Acklen Park Drive, #1, Nashville Tennessee 37203, under the terms of the contract attached to the Motion, and filed with this Court on August 7, 2012.

Copy

ENTERED THIS 15 DAY OF Aug, 2012.

JUDGE RANDY KENNEDY

APPROVED ~~FOR ENTRY~~:

Radford H. Dimmick (18625)
Attorney at Law
222 Second Avenue North
Suite 360-M
Nashville, TN 37201
(615) 263-1278
Attorney for Guardian

CERTIFICATE OF SERVICE

I, Radford H. Dimmick, do hereby certify that a true and correct copy of this ORDER has been served via U.S. Mail, postage prepaid, on this 15TH day of AUGUST, 2012, to the following:

Alexander McLain Douthat
201 Acklen Park Drive, #1
Nashville, Tennessee 37203

Radford H. Dimmick