BOOK 10208 PG 880

ADDRESS NEW OWNERS and
SEND TAX BILLS:
Houfu International, LLC
9422 Lost Hollow Court
Brentwood, TN 37027

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER
51 - 4 - 63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PEKING CHINESE RESTAURANT HUNG, FU-TIEN GENERAL PARTNERSHIP, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey to HOUFU INTERNATIONAL, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE, its successors and assigns forever, the following described property, to wit:

Property located in the 9th Councilmanic District of Nashville, Davidson County, Tennessee; being parcel 63 on county property Map 51-4; and being more particularly described according to a survey by Wamble and Associates dated April 30, 1990, as follows:

Beginning at an existing iron pin on the western right-of-way of Gallatin Pike (U.S. 31E), said pin being the northeast corner of property conveyed to the Madison Presbyterian Church, Inc., as of record in Deed Book 5874, Page 937, Register's Office for Davidson County, Tennessee; thence leaving said western right-of-way and following the North line of said church property North 87 degrees 29 minutes 51 seconds West, passing an existing iron pin, the northwest corner of said church property and the northeast corner of property conveyed to Longfellow Tennessee Associates LTD., as of record in Deed Book 7580, Page 173, Register's Office for Davidson County, Tennessee, at 339.91 feet; thence continuing 14.17 feet with said Longfellow's North line for a total distance of 354.08 feet, to an existing concrete monument, said monument being the southwest corner of property conveyed to Metro Government/Davidson County, Board of Education, Stratton Elementary School, as of record in Deed Book 3856, Page 262, Register's Office for Davidson County, Tennessee; thence, following the eastern line of said school property North 14 degrees 10 minutes 20 seconds East 178.87 feet to an existing iron pipe, said pipe being the southwest corner of property conveyed to Richard C. Gammel as of record in Deed Book 6092, Page 842, Register's Office for Davidson County, Tennessee; thence, following the southern line of said Gammel property South 85 degrees 49 minutes 27 seconds East 204.23 feet to an existing iron pin, said pin being the northwest corner of property conveyed to Lovejoy, Inc., as of record in Deed Book 7458, Page 251, Register's Office for Davidson County, Tennessee; thence, following the western line of said Lovejoy, Inc., property South 13 degrees 44 minutes 47 seconds West 41.90 feet to a P.K. nail set, said P.K. nail being the southwest corner of said Lovejoy, Inc., property; thence following the

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HENDERSONVILLE, TN
37075
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southern line of said Lovejoy, Inc., property South 85 degrees 30 minutes 47 seconds East 149.84 feet to an iron pin set of the western right of way of Gallatin Pike (U.S. 31E), said pin also being the southeast corner of said Lovejoy, Inc., property; thence, following said western right of way with a curve to the right having a central angle of 05 degrees 09 minutes 07 seconds, a radius of 1402.50 feet, an arc length of 126.11 feet, a tangent of 63.10 feet, and a chord bearing and length of South 15 degrees 19 minutes 55 seconds West 126.07 feet to the point of beginning.

Being the same property conveyed to Peking Chinese Restaurant Hung, Fu Tien General Partnership by deed of record in Book 9512, Page 652, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: A clearance permit to Southern Bell Telephone and Telegraph of record in Book 1060, Page 359, Register's Office for Davidson County, Tennessee.

Easement and License Agreement by and between Flagship Enterprises, Inc., a Tennessee Corporation, Eunice T. Wachtel and Lovejoy, Inc., a Tennessee Corporation of record in Book 6813, Page 896, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, its heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to the GRANTEE, its heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR have hereunto set his hands on this the 28 day of September, 1996.

PEKING CHINESE RESTAURANT HUNG, FU-TIEN GENERAL PARTNERSHIP

By: Fu-Tien Hung
FU-TIEN HUNG, General Partner

By: Fu-Liang Hung
FU-LIANG HUNG, General Partner

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BOOK 10208 PG 882

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared FU-TIEN HUNG and FU-LIANG HUNG with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the sole general partners of PEKING CHINESE RESTAURANT HUNG,FU-TIEN GENERAL PARTNERSHIP the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 28 day of September, 1996.

NOTARY PUBLIC

My Commission Expires:

1/3/98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $384,600.00.

AFFIANT

Subscribed and sworn to before me, this the 28 day of September, 1996.

NOTARY PUBLIC

My Commission Expires:

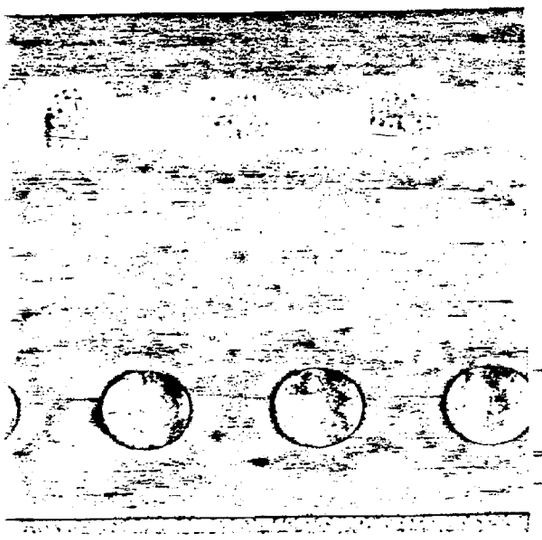
1/3/98

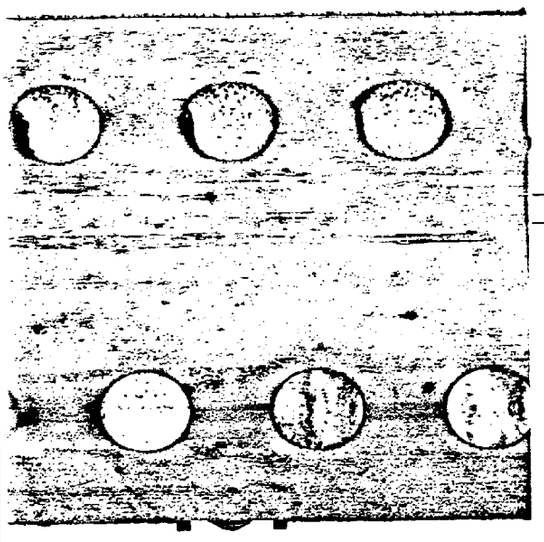
0231146

IDENTIF. & REFERENCE

4742 10/01 0101 03CHECK 1436.02

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ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10208 PG 883

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CART	
				384600.00
			CON TX	1423.02
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1436.02
			CHECK	1436.02
10/01/96		01	09:52 0001	4742

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231146 IDENTIF. & REFERENCE

96 OCT -1 PM 3:50

DAVIDSON COUNTY TN

№ 1071832

No. [redacted]