KEVIN SHEARON

TO: DEED

HOUFU INTERNATIONAL, LLC,
a Tennessee Limited Liability Company

Davidson County DEEDWARR
Recvd: 02/20/01 09:46 3pgs
Fees:15.00 Taxes:310.80
20010220-0015363

THIS DEED OF REALTY, executed as of the 19 day of January, 2001, by Grantor, **KEVIN SHEARON**, to Grantee, **HOUFU INTERNATIONAL, LLC, a Tennessee Limited Liability Company**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever, certain realty situated in **DAVIDSON** County, Tennessee, and bounded and described as follows:

> Being Lots Nos. 1 & 2 of Block "G" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County.
>
> Said Lots Nos. 1 & 2 fronts 50 feet each on the southerly side of Neely's Bend Road, and run back between parallel lines 200 feet to a deadline, and being designated as Map and Parcel No. 051-04-0-117.00, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was taken from Instr. No. 200003220029043, Page 1, in the Register's Office for Davidson County, Tennessee.
>
> This being the same realty conveyed to the herein Grantor by deed of record in Instr. 200003220029043, Page 1, in the Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2001 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever

PREPARED BY:

John R. Brice
ATTORNEY AT LAW
BATSON, NOLAN, BRICE,
HARVEY & WILLIAMSON
622 MADISON STREET
CLARKSVILLE, TN 37040

warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims; subject, however, to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4222, Page 799, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

Kevin Shearon

KEVIN SHEARON

GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **KEVIN SHEARON**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19 day of January, 2001.

My Commission Expires: May 13 2003.

Patsy Ann Conner

Notary Public

Property Owners Name and Address:

Houfu International, LLC
Johnny Chung-Nean Hou
9422 Lost Hollow
Brentwood, TN 37027

Person or Entity Responsible for Payment of Property Taxes:

Houfu International, LLC
Johnny Chung-Nean Hou
9422 Lost Hollow
Brentwood, TN 37027

STATE OF TENNESSEE, MONTGOMERY COUNTY

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 84,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 19 day of January, 2001.

Notary Public (Register of Montgomery County, Tennessee)

My Commission Expires: May 13, 2003.

j:\deed\shearon.houfu\jrb\db