This Instrument Was Prepared By:
Mark A. Williams, Esq.
FISHER & WILLIAMS, PLC
Court Square Building
121 North Irwin Street
Manchester, Tennessee 37355

Owner &Tax Liability:
Joyce Elaine Yu and Janet Karen Yu
1050 McArthur Drive
Manchester, Tennessee 37355

Map 91.14-163.00 (Tract I)
Map 104-2-298 (Tract II)

Davidson County DEEDQC
Recvd: 02/10/04 09:55 2pgs
Fees:13.00 Taxes:499.50
20040210-0015811

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid and for other good and valuable considerations, we, **SHENG-MEI YU and husband, JA-NAN YU,** do hereby demise, release and forever quitclaim unto **JOYCE ELAINE YU and JANET KAREN YU**, as tenants in common, their heirs and assigns, all of our right, title and interest, both legal and equitable, in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, bounded and described as follows, to-wit:

Tract I: Being part of Lot No. 20 on the map showing subdivision of the C.C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County, being Lot No. 1 on the unrecorded plan of Alice C. Dunn's Subdivision of part of said lot No. 20, described according to a survey made by Z.J. Wilkinson, Surveyor, January 23, 1946, as follows:

Beginning on the southerly margin of Lenox Street, at a point 257.5 feet west on the westerly margin of White Bridge Road; thence with said street, south 71 degrees 15' west 50 feet to a fence corner; thence with the line of said fence, South 3 degrees 57' east 157 feet to the corner of Lots Nos. 1 and 4-B; thence with the line between said two lots, north 71 degrees 47' east 50 feet to a stake at the corner of lots Nos. 157.5 feet to the beginning.

Tract II: LAND in Davidson County, Tennessee, being Lot Number Twelve (12) on the Map of J.K. Orr and H.G. Kittrell's Subdivision of part of Lot Number Forty-Two (42) in the Boyd Cockrill Spring Tract, as of record in Book 161, page 121, said Register's Office.

SAID Lot Number Twelve (12) fronts 50 feet on the Westerly side of 30th Avenue North (formerly Harlan Street), and runs back between parallel lines, with the Southerly margin of Poston Avenue 150 feet to an alley.

BEING the same property conveyed to Sheng-Mei Huang Yu from Miriam Pollack by deed of record in Book 6359, page 890, Register's Office of Davidson County, Tennessee.

This instrument was prepared without the benefit of a title search from information provided by the parties.

WITNESS OUR HANDS, this the 31st day of December, 2003.

Sheng-Mei Yu
SHENG-MEI YU

Ja-Nan Yu
JA-NAN YU

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public, **SHENG-MEI YU and wife, JA-NAN YU**, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Manchester, Tennessee, this the 31st day of December, 2003.

NOTARY PUBLIC

My Commission Expires:
Dec 8, 2004

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $135,000.00, 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 31st day of December, 2003.

Notary Public

My Comm. Exp. Dec. 4, 2006