Owner/Responsible Taxpayer

Jia Shuenn Chern and
wife, Pei-Lan Sun Chern
920 Galatin Rd.
Nashville, TN 37206

Prepared By:

Michael W. Ferrell
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Map: 83-1 ; Parcel: 252
Improved: X ; Unimproved: _____

Davidson County DEEDQC
Recvd: 05/14/04 13:53 3pgs
Fees:22.00 Taxes:0.00
20040514-0056946

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Jia Shuenn Chern and wife Pei-Lan Sun Chern with the intent to create a tenancy by the entireties.

I, **Steve Chern, a/k/a Jia Shuenn Chern,** by these presents do hereby quitclaim and convey unto **Michael W. Ferrell, Trustee,** his successors and assigns, the following described tract or parcel of land, to-wit:

A certain tract or parcel of land situated in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot No. 1 on the Plan of Joe Corley Subdivision, as of record in Book 4060, page 164, Register's Office for Davidson County, Tennessee, and described according to a survey made by A & A Engineers, Inc., dated December 18, 1981, as follows:

Beginning with a railroad spike on the western right-of-way margin of Gallatin Road also being 100.0 feet northerly from the northern right-of-way margin of Petway Avenue; thence North 86 deg. 28' 40" West 173.86 feet to an iron pin; thence North 4 deg. 00' 10" East 170.0 feet to an iron pin; thence South 84 deg. 55' 20" East 19.65 feet to an iron pin; thence North 16 deg. 51' East 41.0 feet to an iron pin; thence South 82 deg. 52' East 191.10 feet to an iron pin in the western right-of-way margin of Gallatin Road; thence with said margin South 17 deg. 00' West 202.90 feet to the point of beginning, containing 0.903 acres, more or less.

Being the same property conveyed to Steve Chern by deed of record in Book 10756, Page 734, Register's offfice for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said **Michael W. Ferrell, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Jia Shuenn Chern and wife Pei-Lan Sun Chern,** their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the 27 day of April, 2004.

Steve Chern

Michael W. Ferrell, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **Steve Chern a/k/a Jia Shuenn Chern,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 27th day of April 2004, 2004.

Notary Public

HELEN BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2-18-07

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **Michael W. Ferrell, Trustee**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 27th day of April, 2004.

Helen Brown
Notary Public

HELEN BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2-18-07

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Michael Ferrell
Affiant

Subscribed and sworn to before me this the 27th day of April, 2004.

Helen Brown
Notary Public

My Commission Expires: 2-18-07

HELEN BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.