THIS INSTRUMENT WAS PREPARED BY

H. Anthony Duncan, Esq.
121 First Avenue, South
Suite 200
Franklin, TN 37064

RETURN TO:

TITLE ESCROW, INC.
640 SPENCE LANE, SUITE 218
NASHVILLE, TN 37217

STATE OF TENNESSEE)
COUNTY OF)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Mike Seagraves
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of February, 2005.

Steve W. Lloyd
Notary Public
My Commission Expires: 3/22/08

Davidson County DEEDWARR
Recvd: 02/24/05 13:55 2 pg:
Fees:13.00 Taxes:1202.50
20050224-0020617

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Yu-Tien Terry Wang
421 Union Street
Nashville, TN 37219

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
93-02-3-49.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **UNION STREET, L.L.C., a Tennessee limited liability company,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **YU-TIEN TERRY WANG and wife, YU-LING AMBER LIN,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Nichols Heir's Subdivision of Part of Lot 76 on the Plan of the Original Town of Nashville, Tennessee, fronting 21 feet on the southerly side of Union Street and extending back southerly, between parallel lines, 100 feet to an alley, as indicated on a plan of said lots of record in Minute Book K, Page 250, of the County Court for Davidson County, Tennessee.

BEING the same property conveyed to UNION STREET, LLC, a Tennessee limited liability company, by Warranty Deed from FIRST AMERICAN NATIONAL BANK, Trustee under Will of HOWELL H. CAMPBELL, SR., deceased, of record in Book 10990, Page 526, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **421 Union Street, Nashville, TN 37219.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15 day of February, 2004.

UNION STREET, LLC,
a Tennessee limited liability company

By:
Its: Managing Member

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Philip A. Johnson, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself/herself to be the managing member of **UNION STREET, LLC,** the within named bargainor, a Tennessee limited liability company, and that he/she as such managing member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as managing member.

Witness my hand this 15 day of February, 2005.

Notary Public H. Anthony Duncan

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY