WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 425,000.00

Ellen O Connor
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF MARCH, 2005.

Mon Poe
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-08

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James M. Halloran, et al.	James M. Halloran, et al.	MAP: 130
414 Sunnyside Drive	414 Sunnyside Drive	GROUP: 8
Nashville, Tennessee 37205	Nashville, Tennessee 37205	PARCEL: 123.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

YU-FU HENRY HUANG AND PAIO-FU HUANG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES M. HALLORAN AND MICHAEL J. DIOGUARDI, BOTH MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3709 Trimble Road, Nashville, Tennessee 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 10th day of March, 2005.

Yu-Fu Henry Huang by Paio-Fu Huang, attorney-in-fact
YU-FU HENRY HUANG BY PAIO-FU HUANG, ATTORNEY-IN-FACT

Paio-Fu Huang
PAIO-FU HUANG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, PAIO-FU HUANG, the bargainor(s), 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 official seal at Nashville, Tennessee , this 10th day of March, 2005.

Notary Public Mon Poe My Commission Expires: 9-20-08

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 10th day of March, 2005, before me personally appeared PAIO-FU HUANG to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of YU-FU HENRY HUANG and acknowledged that he executed the same as the free act and deed of said YU-FU HENRY HUANG.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public Mon Poe My Commission Expires: 9-20-08

Davidson County DEEDWARR
Recvd: 03/11/05 09:40 2 pgs
Fees:13.00 Taxes:1572.50
20050311-0027028

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land lying in Davidson County, Tennessee, being the westerly 123 feet of Lot No. 12 on the unrecorded plan of Westhaven and more particularly described according to a survey by R. L. Montoya-Land Surveying, dated August 6, 1979, as follows:

BEGINNING at an iron pin in the southerly margin of Trimble Road approximately 205 feet from the intersection of Estes Road and Trimble Road, said point also being the northeast corner of Lot No. 13, Westhaven - Section 1, as of record in Book 1130, page 7, said Register's Office, and is the northwest corner of this described tract; thence with the southerly margin of Trimble Road, south 82°05' 19" east 123.00 feet to an iron pin, said point being the northwest corner of the John J. Rotier property as of record in Book 4672, page 479, said Register's Office; thence leaving the southerly margin of said road with the westerly property line of the Rotier property south 10°35' 21" west 336.00 feet to an iron pin, said point being in the northerly lot line of Lot No. 16 of the above mentioned recorded subdivision; thence with the northerly line of said lot north 81°38' 41" west 123.00 feet to an iron pin; said point being the southeast corner of Lot No. 14 of the above mentioned recorded subdivision; thence with the easterly lot line of Lots Nos. 14 and 13 north 10°35' 46" east 335.04 feet to the point of beginning, containing 41,231 square feet (0.95 acre), more or less.

Being the same property conveyed to Yu-Fu Henry Huang and Paio-Fu Huang by Warranty Deed from Harry Roy Sanders, Jr. and wife, Deborah C. Sanders of record in Book 6056, Page 526, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Yu-Fu Henry Huang pursuant to a power of attorney executed by the same on the , and being filed for in Instrument #20051311-0027027, Register's Office for Davidson County, Tennessee.

The subject property is and has not been the residence of the grantors herein.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.