RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Luke P. Chang and Shu J. Chang
640 Spence Lane
Nashville, Tennessee 37217

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 05/20/05 16:01 3 pg
Fees:18.00 Taxes:3940.50
20050620-0070715

MAP AND PARCEL:
MAP 106-7
PARCEL 30.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Harold Reeves and wife, Pamela J. Reeves, as to a one-half undivided interest, and Joseph F. Rosenberg, as to a one-half undivided interest, and this conveyance includes all the interest of R.A.H.F.G., a joint venture, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Luke P. Chang and wife, Shu J. Chang, hereinafter called the Grantees, 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, described according to a survey by John Kohl dated October 27, 1980.
>
> BEGINNING at an iron pin in the westerly margin of Spence Lane as widened, 1225 feet, more or less, from Murfreesboro Road; thence N64°46'W, 331.5 feet to a point; thence N61°36'20"E, 86.5 feet along the right-of-way of Interstate 40; thence continuing with said right-of-way, N79°4'20"E, 349 feet to the westerly right-of-way of said Spence Lane; thence with said right-of-way S26°09'44"W, 275 feet to the point of beginning, containing 1.14 acres, more or less.
>
> Being the same property conveyed to C. Harold Reeves and Joseph F. Rosenberg, as to a one-half undivided interest each, by deed from George O. Sledge, of record in Book 9853, Page 731, Register's Office for Davidson County, Tennessee. Subsequently C. Harold Reeves conveyed his one-half undivided interest to Harold Reeves and Pamela J. Reeves by Quitclaim Deed of record in Book 8835, Page 193, said Register's Office. This conveyance includes all the interest of R.A.H.F., a joint venture, composed of Harold Reeves and Joseph F. Rosenberg.

This is the same description as in previous deeds of record.

Taxes for 2005 have been pro-rated and assumed by grantee.

Harold Reeves executed this instrument on behalf of Joseph F. Rosenberg pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 640 Spence Lane, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Luke P. Chang and wife, Shu J. Chang, their heirs and assigns, forever; and we, Harold Reeves and wife, Pamela J. Reeves, and Joseph F. Rosenberg do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17th day of June, 2005.

Harold Reeves

Pamela J. Reeves

Joseph F. Rosenberg, by Harold Reeves, Attorney-in-Fact

R. A. H. F. G., Joint Venture

By: Harold Reeves

By: Joseph F. Rosenberg by Harold Reeves, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named the bargainors, Harold Reeves, Pamela J. Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves 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, and who further acknowledged that he is is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 17th day of June , 2005.

Notary Public

My Commission expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 1,065,000.00.

AFFIANT

Subscribed and sworn to before me this 17 day of June, 2005.

NOTARY PUBLIC
My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Harold Reeves, Joint Venturer 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, and who further acknowledged that he is a Joint Venturer of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to executed this instrument on behalf of the maker. Witness my hand at office this 17th day of June, 2005.

NOTARY PUBLIC
My commission expires: 3/22/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Harold Reeves 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, and who further acknowledged that he is the Attorney-in-Fact for Joseph F. Rosenberg, Joint Venturer, and is authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand at office this the 17th day of June 2005.

NOTARY PUBLIC
My commission expires: 3/22/08