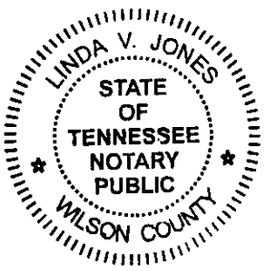
File No. 250600382

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Hong Wan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 08/02/05 10:58 2 pg
Fees:13.00 Taxes:973.10

20050802-0090176

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hong Wan	Maxim Capital, Inc.	Map 116-12-0
(NAME) 3701 Auburn Lane	(NAME) 4535 Winters Chapel Road	Parcel 003.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Doraville, Georgia 30360	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Judith F. Henderson (also known as Ann Judith Farmer Henderson) and Janet F. Rasmussen (also known as Mary Janet Farmer Rasmussen),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hong Wan and Jiahuai Tan, husband and wife,** 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:

Being part of Lot No. 12 of Block "B" on the Map of Woodmont Lane Homesites, as of record in Book 1130, Page 13, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Auburn Lane at the corner of Lot Nos. 11 and 12; thence, South 85° West, 157.4 feet to the easterly boundary line of Woodmont Golf Course, said point being 48.1 feet south of the corner of Lot Nos. 10, 11 and 12; thence, with the easterly boundary line of said Woodmont Golf Course southwardly 365.2 feet to the westerly margin of Auburn Lane; thence, with same northeastwardly 412.9 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE, is the following tract of land conveyed to Sugartree Properties, Inc., a Tennessee corporation by Warranty Deed dated August 6, 1974 of record in Book 4841, Page 562, as corrected in Book 5057, Page 831, and being more particularly described as follows:

Being part of Lot No. 12 of Block "B" on the map of Woodmont Lane Homesites, as of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point, said point being located on the west right-of-way line of Auburn Lane, 278.4 feet more or less from Woodmont Lane; thence, with said right-of-way line along a curve to the left of radius 502.46 feet, a distance of 212.87 feet to the concrete monument; thence, with Woodmont Country Club's east line, N 02° 15' 20" W, a distance of 227.60 feet to a point on said line; thence, S 67° 25' 22" E, a distance of 51.17 feet to the point of beginning, containing 0.08 acres and being a portion of Lot 12, Block "B" of Woodmont Lane Homesites, Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Josephine St. Charles Farmer by Warranty Deed dated August 3, 1965 of record in Book 3919, Page 359, Register's Office for Davidson County, Tennessee. The said Josephine St. Charles Farmer, also known as Josephine M. Farmer and Mrs. C. V. (Josephine) Farmer died testate on November 6, 2004, devising subject property to Judith F. Henderson and Janet F. Rasmussen. The said Judith F. Henderson is one and the same person as Ann Judith Farmer Henderson. The said Janet F. Rasmussen is one and the same person as Mary Janet Farmer Rasmussen.

Sanitary Sewer Easement of record in Book 3431, Page 184; Water Right Agreement of record in Book 1071, Page 420; all matters shown on plat of record in Plat Book 1130, Page 13, as amended in Instrument No. 20050214-0016575; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Conrad Ky Rasmussen, spouse of Janet F. Rasmussen, executed this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or with might be asserted against the trustee, beneficiary, mortgagee, or their successors and/or assigns in enforcing any rights.

Thomas R. Henderson, spouse of Judith F. Henderson, executed this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or with might be asserted against the trustee, beneficiary, mortgagee, or their successors and/or assigns in enforcing any rights.

unimproved ☒

This is improved ☐ property, known as 3701 Auburn Lane, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of July, 2005.

Judith F. Henderson

Thomas R. Henderson

Janet F. Rasmussen

Conrad Ky Rasmussen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Judith F. Henderson and Thomas R. Henderson and Janet F. Rasmussen and Conrad Ky Rasmussen, with whom I am personally acquainted, or proved 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 at office this 29th day of July, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250600382

RETURN TO:

Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076