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

Davidson County DEEDWARR
Recvd: 08/05/05 09:34 2 pgs
Fees:13.00 Taxes:925.00
20050805-0092257

ADDRESS NEW OWNER:
Lesan L. Huang
3544 Pleasant Valley Road
Nashville, TN 37204

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-11
PARCEL 115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Betty Christine Brown, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lesan Huang, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 1, Block "G", on the Map of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to George C. Brown and wife, Betty Christine Brown, by deed from Braxton Carter and wife, Marie S. Carter of record in Book 3218, Page 135, Register's Office for Davidson County, Tennessee. The said George C. Brown having since died.

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

THIS conveyance subject to such easements and setback lines of record in said Register's Office.

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

Betty Christine Brown and Christine S. Brown is one and the same person.

This is improved property known as 2830 Erica Road, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lesan Huang, his heirs and assigns, forever; and I, Betty Christine Brown, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29 day of July, 2005.

Betty Christine Brown

Tenn DL 13564795

STATE OF FLORIDA
COUNTY OF BREVARD

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Betty Christine Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29 day of July 2005.

NOTARY PUBLIC

My commission expires:

KIM J. BASS
MY COMMISSION # DD 260757
EXPIRES: January 6, 2008
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA)
COUNTY OF Brevard)

The actual value or consideration, whichever is greater, for this transfer is $ 250,000.00.

AFFIANT

Subscribed and sworn to before me this 29 day of July, 2005.

NOTARY PUBLIC
My Commission Expires:

KIM J. BASS
MY COMMISSION # DD 260757
EXPIRES: January 6, 2008
Bonded Thru Notary Public Underwriters