PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

W & I Ref: Title No: 46629

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/29/05 12:33 3 pgs
Fees:18.00 Taxes:814.00

20050829-0103124

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tan Tran Phuong Thi Nguyen 7041 Sugarplum Road Nashville,, Tennessee 37211	Same as new owner

TAX MAP-PARCEL NUMBERS: 181-01-A-107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wan-Qian Zhao and spouse, Yan Zhang**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tan Tran and Phuong Thi Nguyen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Sugar Valley Section 3 of record in Doc. No. 20000410-0035743, Register's Office for said County, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Wan-Qlan Zhao and Yan Zhang, husband and wife, by deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Doc. No. 20030807-0112320, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20000410-0035743, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 11069, page 14, Doc. No. 200004100035790; Doc. No. 20050629-0074848 as amended in Doc. No. 200402030013041 and Bylaws in Book 11069, page 25, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Yan Zhang by Wan-Qian Zhao as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 7041 Sugarplum Road, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of August, 2005 .

Wan-Qian ~~Zhao~~

Yan Zhang By: Wan-Qian Zhao, Atty-~~in Fact~~

State of TENNESSEE
County of DAVIDSON

On this 24th day of August, 2005 , before me the undersigned authority, personally appeared ~~Zhao~~ Wan-Qian Zhao, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $220,000.00

Affiant

Sworn and subscribed before me this 24th day of August, 2005

My Commission Expires: _____

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

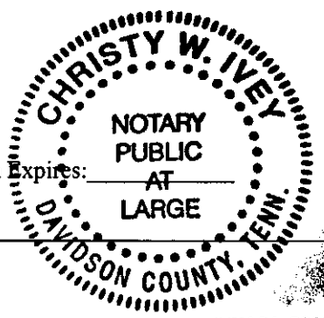
MY COMMISSION EXPIRES JULY 19, 2008

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Wan-Qian Zhao** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Yan Zhang** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 2005



Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Wan-Qian Zhao and spouse, Yan Zhang

TO: Tan Tran and Phuong Thi Nguyen

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

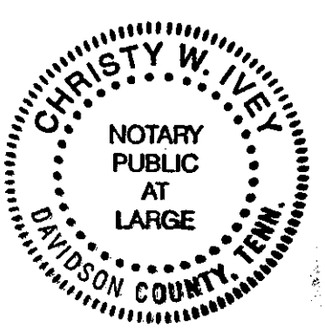
Wan-Qian Zhao, Affiant

Sworn to and subscribed before me this

24th day of August, 2005

Notary Public

My Commission Expires:



My Commission Expires JULY 21, 2007