THIS INSTRUMENT PREPARED BY:
CHERNAU. CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 10/07/05 08:32 2 pgs
Fees:13.00 Taxes:1757.50
20051007-0121043

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map/Parcel: 119-13-0/125.00

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Affiant

Subscribed and sworn to before me this the 6th day of October, 2005.

My Commission Expires: 1/24/09

Notary Public

LINDA F. BURNSED NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Wei John Wang and Yu (Vivien) Hu
(Name)
6712 Holt Road
(Street Address)
Nashville, TN 37211

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JMM, LLC**, a Tennessee limited liability company, hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Wei John Wang and wife, Yu Hu (also known as Vivien Hu),** hereinafter collectively called the "Grantee," certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Map of College Heights Plan, as of record in Book 332, page 19, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front together on the westerly side of Nolensville Road and run back between paralles lines 160 feet more or less to a 10-foot alley. Less 50 square feet dedicated to State of Tennessee for highway purposes as of record in Book 2021, page 406, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JMM, LLC by quitclaim deed from Mahan Janbakhsh (Mahan Mark Janbakhsh being one and the same) of record as Instrument No. 20040112-0004631, Register's Office for Davidson County, Tennessee.

Being improved property known as: 3003 Nolensville Road, Nashville, TN 37211.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and paid by the Grantor herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "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 unless otherwise herein set out; and "Grantor" does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" have caused their names to be affixed hereto on this 6th day of October, 2005.

JMM, LLC

By: _____
Mark Janbakhsh
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Mark Janbakhsh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of JMM, LLC, a Tennessee limited liability company, the within named bargainor, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of October, 2005.

_____
Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN