This document prepared by (and after recording return to):

Name:	Hubert Yu
Firm/Company:	Yuan Holding, LLC
Address:	270 Redwoodshores Pkwy
Address 2:	#70
City, State, Zip:	Redwood City, CA 94065
Phone:	(408) 648-4536

Davidson County DEEDQC
Recvd: 12/27/05 08:06 3 pgs
Fees:17.00 Taxes:0.00

20051227-0153223

---------Above This Line Reserved For Official Use Only----------

QUITCLAIM DEED

(Map Parcel No. 135-8-B-Parcel 20)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hubert H. YU** and **Yan ZHAO**, Husband and Wife, hereinafter referred to as "Grantors", do hereby demise, release, and forever quitclaim unto **Yuan Holding, LLC,** a Limited Liability Company organized under the laws of the state of **California**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 203 on the plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown as Exhibit "C" to the Declaration of Convenants, Conditions, and Restrictions for Lake Ridge Village, a Horizontal Property Regime with Private Elements, of record in Instrument #20040210-0016203, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hubert H. YU and Yan ZHAO, Husband and Wife, by deed from NVR, Inc.,t/a Fox Ridge Homes, of record in instrument #20050708-0079370, Register's office for Davidson County, Tennessee.

This conveyance is made subject to:

Convenants, Conditions and Restrictions of record as Instrument #20040210-0016203, Register's office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons.

Charter of Lake Ridge Village Townhouse Corporation of record as Instrument #20040210-0016209, Register's office for Davidson County, Tennessee.

Charter of Lake Ridge Village Property Owners Association of record as Instrument #19991207-0300657, Register's office for Davidson County, Tennessee.

Special assessments contained in the Declaration of Convenants, Conditions and Restrictions.

Subject to rights of others in and to the common areas/elements.

All matters on the Plan of Lake Ridge village of records as Instrument #20040210-0016203, Register's office for Davidson County, Tennessee.

All existing and recorded easement, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property, known as: **3030 Ned Shelton Road, #203, Lot 203 Lake Ridge Village, Nashville, TN 37217**

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

WITNESS Grantor(s) hand(s) this the 13th day of December, 2005.

Grantor HUBERT YU
{Type Name}

Grantor YAN ZHAO
{Type Name}

STATE OF California
COUNTY OF San Mateo

On this 13th day of December, 2005, before me personally appeared HUBERT YU & YAN ZHAO, to me known to be the ~~person (or~~ persons) described in and who executed the foregoing instrument, and acknowledged that ~~such person (or~~ persons) executed the same as such ~~person (or~~ person's) free act and deed.

JOSE J. SAN GABRIEL
Commission # 1428433
Notary Public - California
San Mateo County
My Comm. Expires Jul 28, 2007

Notary Public

Printed Name: JOSE J. SAN GABRIEL

Commission Expires:
July 28, 2007

Grantor(s) Name, Address, phone:
Hubert H YU and Yan ZHAO
Redwood City, CA 94065
(408) 648-4536
270 Redwoodshores Pkwy. #70

Grantee(s) Name, Address, phone:
Yuan Holding, LLC
270 Redwoodshores Pkwy. #70
Redwood City, CA 94065
(408) 648-4536

SEND TAX STATEMENTS TO GRANTEE