RECORD & RETURN TO:
FIRST TITLE AND ESCROW COMPANY, INC.
FILE BOX 9B

Davidson County DEEDWARR
Recvd: 12/28/05 14:28 3 pgs
Fees:18.00 Taxes:3330.00
20051228-0155563

THIS INSTRUMENT PREPARED BY:
JAMES T. JOHNSTON, JR., LLC
900 Circle 75 Parkway
Suite 1740
Atlanta, Georgia 30339
(770) 859-9888

FTEC File No. 24854
File _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $900,000.00.

James T. Johnston Jr.
Affiant

Subscribed and sworn to before me, this 19th day of DECEMBER, 2005.

Notary Public

My Commission Expires: SEPTEMBER 16 2007

SARAH J STEMLE
Notary Public
Paulding Co., Georgia

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to New Owner	Tax Information:
JP International, Inc.	JP International, Inc.	Map and Parcel No.
8993 Highway 100	8993 Highway 100	168.00-80.00
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Y & Y MARKET PLACE, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JP INTERNATIONAL, INC., a Tennessee corporation("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8993 Highway 100, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December 2005.

GRANTOR:

Y & Y MARKET PLACE, LLC

Witness

By: _____ (L.S.)
Jae Ho Yu, Chief Manager and Member

Witness

By: _____ (L.S.)
Katie Yu, Secretary and Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Katie Yu, the bargainor, 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 and who further acknowledged that she is Secretary and Member of Y & Y Market Place, LLC, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 19th day of December, 2005.

Notary Public

My Commission Expires: 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jae Ho Yu, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Chief Manager and Member of Y & Y Market Place, LLC, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 19th day of December, 2005.

Notary Public

My Commission Expires:

Exhibit "A"

LEGAL DESCRIPTION

Being a tract or parcel of land located in the Ninth Civil District of Davidson County, Tennessee, said tract being the property conveyed to Tina Marie Anderson by instrument of record in Book 8632, page 493, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Benny M. Cantrell, Tennessee RLS #1638, dated June 11, 2005, as follows:

Beginning at a point in the southerly right-of-way line of Highway 100, said point being the northwesterly corner of property conveyed to Timothy L. Anderson and wife, Tina Anderson by instrument of record in Book 10844, page 79, Register's Office for Davidson County, Tennessee and being the northeasterly corner of the herein described tract; thence, leaving said right-of-way line with the westerly line of said Timothy Anderson property S 12 deg. 30' 00" E, 1853.94 feet to an existing iron pin; thence, leaving said westerly line with the northerly line of property conveyed to the Chamundi/Hirayna and Saraswathi Devi Gowda Charitable Trust by instrument of record as Instrument No. 20001102-0108991, Register's Office for Davidson County, Tennessee, S 82 deg. 53' 53" W 216.67 feet to an iron rod; thence leaving said northerly line with the easterly line of property conveyed to Gowda and Bhat Family Limited Partnership by instrument of record in Book 10669, page 415, Register's Office for Davidson County, Tennessee, N 13 deg. 03' 00"W, 1821.76 feet to an existing iron pin located in the southerly right-of-way line of Highway 100; thence leaving said easterly line with the southerly right-of-way line of Highway 100 N 72 deg. 52' 00"E, 28.62 feet to an iron rod; thence continuing S 17 deg. 08' 00"E, 7.00 feet to an existing concrete monument; thence, N 72 deg. 52' 00" E 204.78 feet to an existing iron pin and the point of beginning.

Being the same property conveyed to Y & Y Market Place, LLC, a Tennessee limited liability company by deed dated July 01, 2005 from Tina Marie Anderson, d/b/a Webb's General Store, and husband, Timothy L. Anderson of record in Instrument No. 20050706-0077130, Register's Office for Davidson County, Tennessee.