1st
318
H&A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

This Instrument Prepared By:
Hollins & Associates, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2006.

COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-21-09
DAVIDSON COUNTY

Notary Public
My Commission Expires: March 21, 2009

Davidson County DEEDQC
Recvd: 02/09/06 09:59 4 pgs
Fees:22.00 Taxes:0.00

20060209-0016075

QUITCLAIM DEED

ADDRESS NEW OWNER:
J & J International Food Corporation
4225 Nolensville Pike
Nashville, TN 37211

SEND TAX BILLS TO:
Same

Map 147-07; Parcel 35

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, JAMES G. SUN, AKA GUO L. SUN AND WIFE, CHON H. KIM ("GRANTOR"), does hereby quitclaim and convey unto J & J INTERNATIONAL FOOD CORPORATION (hereinafter, the "GRANTEE"), all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, more particularly described on Exhibit B, which is incorporated herein by this reference.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 8th day of February, 2006.

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

GRANTOR:

James G. Sun aka Guo L. Sun

Chon H. Kim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, James G. Sun aka Guo L. Sun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of February, 2006.

Notary Public

My Commission Expires: March 21, 2009

N. COURTNEY HOLLINS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 3-21-09 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Chon H. Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of February, 2006.

Notary Public

My Commission Expires: March 21, 2009

N. COURTNEY HOLLINS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 3-21-09 DAVIDSON COUNTY

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot 2 on the Plat of Nazemi & Sun Subdivision, of record in Instrument Number 20031217-0179904, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James G. Sun, a married man, by deed from Mohammed T. Nazemi, a married man, of record in Instrument Number 20040211-0016464, Register's Office for Davidson County, Tennessee. The said James G. Sun and Guo L. Sun are one and the same person.

EXHIBIT B

Permitted Exceptions

1. City and/or County Taxes for the year 2006 and subsequent years, a lien, not yet due or payable.

2. All matters shown on the Plan of record in Instrument Number 20031217-0179904, Register's Office for Davidson County, Tennessee.

3. Perpetual Unobstructed Ingress/Egress Easement as reserved in in Warranty Deed of record in Instrument Number 20040211-0016464, Register's Office for Davidson County, Tennessee and further described as: To and from Lot 1's existing curb cuts on Nolensville Road and Lot 1, over and upon Lot 2, to and through lot 2's existing curb cuts on Nolensville Road, with references made to Plat of record as Instrument Number 20031217-0179904, Register's Office for Davidson County, Tennessee.