THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue Ste 350
Nashville, TN 37203

Our File Number: 23965S

MAP/GROUP/PARCEL: 162-13/30

NEW OWNER'S NAME AND ADDRESS:
JIE YAO & HONGXIA HUANG
417 & 419 CEDARVALLEY DRIVE
Nashville, TN 37211

SEND TAX BILLS TO:
ABN AMRO
2600 W. Big Beaver Rd
Troy, MI 48084

Davidson County DEEDWARR
Recvd: 05/12/06 09:18 2 pgs
Fees:13.00 Taxes:371.85
20060512-0055768

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, BRIAN W. WELCH, unmarried, hereinafter called Grantor, does hereby transfer and convey unto, JIE YAO and HONGXIA HUANG, HUSBAND AND WIFE, his heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 29, on the Plan of Cedarwood Estates Subdivision, Section One, Revised, as shown on plat of record in Plat Book 4675, page 62, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brian W. Welch in Instrument 20040302-0023369 recorded 3/2/2004, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 417 & 419 CEDARVALLEY DRIVE, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BRIAN W. WELCH

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, BRIAN W. WELCH, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 9th day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $100,500.00.

AFFIANT

Sworn to and subscribed before me, this the 9th day of May, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY