THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Record & Return To: Watauga Title Company 155 Franklin Road, Suite 120 Brentwood, TN 37027	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $189,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2006. Notary Public My Commission Expires: 8-9-09

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Shuo Chen 2025 Woodmont Blvd. #308 Nashville, TN 37215	**Send Tax Bills To:** Global Lending LLC 4584 Chamblee Dunwoody Atlanta, GA 30338	**Tax Information:** Map No.117-11-9-J Parcel No. 308.00 CO

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, **SC Ventures Partnership, a Tennessee general partnership**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shuo Chen,** Married ("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 2025 Woodmont Blvd. #308, Nashville, Tennessee 37215

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 the 28th day of June, 2006.

SC Ventures Partnership, a Tennessee general partnership,
By its partner:
CPI Realty, LP, a Tennessee limited partnership,
By its General Partner:
Crowe Property Interests, Inc. a Tennessee corporation

By: G. Nelson Crowe, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, G. Nelson Crowe, 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 that he is the president of Crowe Property Interests, Inc. a Tennessee corporation, general partner of CPI Realty, LP, a Tennessee limited partnership, which is partner of SC Ventures Partnership, a Tennessee general partnership, 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 themaker.

Witness my hand, at office, this 28th day of June, 2006.

Notary Public

My Commission Expires:

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV 11, 2009

Davidson County DEEDWARR
Recvd: 07/05/06 08:41 2 pgs
Fees:13.00 Taxes:699.30

20060705-0079690

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 308, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040209-0015685, rerecorded in Instrument No. 20040212-0017074 as amended by First Amendment to Master Deed in Instrument No. 20050404-0036415 and Second Amendment to Master Deed in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being part of the same property conveyed to SC Ventures Partnership, a Tennessee general partnership by deed dated April 27, 2005 from The Garden Partners, a Tennessee general partnership of record in Instrument No. 20050506-0051549, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been prorated by the parties and assumed by the Grantee;
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillmont Condominiums, of record in Instrument No. 20040209-0015685, rerecorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861;
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq; and
4. Right of Entry Agreement recorded in Book 9921, page 620, Register's Office for Davidson County, Tennessee.