BOX 7

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration for this transfer of value of property (whichever is greater) is $750,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of November, 2006.

Notary Public
My Commission Expires: 5/22/10

ADDRESS NEW OWNER:
Don Hong
328 Whitworth Way
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, TN 37219

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

SEND TAX BILL TO:

SAME

Map: 104-14H, Parcel: 24.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RICHARD CRIPPA, a married man, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto DON HONG AND WIFE, YING X. WANG, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

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

This is improved property known as 328 Whitworth Way, Nashville, Tennessee 37205.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and paid by Grantor and such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

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

Davidson County DEEDWARR
Recvd: 11/08/06 16:01 4 pgs
Fees:23.00 Taxes:2775.00
20061108-0139250

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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.

Gladys K. Crippa joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of Richard Crippa.

WITNESS my hand this 1st day of November, 2006.

GRANTOR:

Richard Crippa by Barbara Lyons, Attorney-in-Fact
Richard Crippa
by Barbara Lyons, Attorney-in-Fact

Gladys K. Crippa by Barbara Lyons, Attorney-in-Fact
Gladys K. Crippa
by Barbara Lyons, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Barbara Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Richard Crippa and Gladys K. Crippa as their attorney-in-fact, and who acknowledged that she executed the same as the free act and deed of Richard Crippa and Gladys K. Crippa as evidenced by Power of Attorney dated October 20, 2006, and of record in Instrument Number 20061103-0139248 and Instrument Number 20061103-0139249, respectively, Register of Deeds for Davidson County, Tennessee.

Witness my hand and official seal at office, this 1st day of November, 2006.

Notary Public

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

My Commission Expires: March 21, 2009

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 28 on the Final Plat of Whitworth, Phase 3, Section I, a Planned Unit Development, as of record in Plat Book 7900, pages 866-868, and as amended in Book 9582, page 834, and as corrected in Surveyor's Certificate of record in Book 10270, page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard Crippa, a married person, by Warranty Deed from Rochford Realty & Construction Company, Inc., of record in Book 10973, page 17, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

All matters shown on the Plan of Whitworth, of record in Plat Book 7900, pages 866-868, as amended in Book 9582, page 834, corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee, including, but not limited to, any building setback lines and/or easements lying within the lot described in Exhibit A.

Deed of Easement for joint access granted to Clements-Bartosh Interests in instrument of record in Book 9567, page 691, Register's Office for Davidson County, Tennessee.

Sewer easements as set forth in instrument of record in Book 3467, page 204 and Book 3573, page 442, Register's Office for Davidson County, Tennessee.

Easement granted to Clements-Bartosh Interests by instrument of record in Book 9736, page 221, Register's Office for Davidson County, Tennessee.

Easement Agreement as set forth in instrument recorded in Book 9778, page 16, Register's Office for Davidson County, Tennessee.

Dedication of Open Space of record in Book 10053, page 692, Register's Office for Davidson County, Tennessee.

Terms and provisions of Bylaws of Whitworth, Phase 3, Section I, recorded in Book 9567, page 210 and Book 9567, page 252, Register's Office for Davidson County, Tennessee.

Terms and provisions of Charter of Whitworth Homeowner's Association recorded in Book 8090, page 691, amended in Book 8283, page 523, and Articles of Amendment to the Charter of Whitworth, Phase III, of record in Book 10428, page 795, Register's Office for Davidson County, Tennessee.

All matters, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Whitworth Homeowner's Association of record in Book 9567, page 185, Book 9767, page 216, Book 9738, page 770 and Book 10503, page 139, 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) relates to handicap but does not discriminate against handicap persons.

Deeds of conveyance for water and sewer of record in Book 10360, page 307 and Book 10360, page 372, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common area/elements.