STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $1,335,000.00. 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 6th day of March, 2007.

Notary Public
My Commission Expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Davidson County DEEDWARR
Recvd: 03/07/07 10:13 5 pgs
Fees:28.00 Taxes:4939.50
20070307-0028052

ADDRESS NEW OWNER:
2720 Nolensville Pike, Suite 200
Nashville, TN 37211

SEND TAX BILL TO:
SAME

Map: 120-1
Parcel: 130 and 131

SPECIAL 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, ANN WEBB BETTY, BENJAMIN R. BETTY, IV, AND VIRGINIA DOBSON BETTY, CO-TRUSTEES OF THE BENJAMIN R. BETTY, III FAMILY TRUST, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto JOHN WANG AND YU (VIVIEN) HU, husband and wife, 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 1134 Murfreesboro Pike, Nashville, Davidson County, Tennessee.

This conveyance is made subject to 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.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs, successors, representatives and assigns, forever; Grantor does further covenant with said Grantee that Grantor has a good right to convey the land, 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, their heirs, successors, representatives and assigns, against the lawful claims of persons claiming by and through Grantor, but no other.

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.

WITNESS my hand this 6th day of March, 2007.

GRANTOR:

ANN WEBB BETTY, BENJAMIN R. BETTY, IV AND VIRGINIA DOBSON BETTY, CO-TRUSTEES OF THE BENJAMIN R. BETTY, IV FAMILY TRUST

Ann Webb Betty, Co-Trustee

Benjamin R. Betty, IV, Co-Trustee

Virginia Dobson Betty, Co-Trustee

BEING ALL THE TRUSTEES OF THE BENJAMIN R. BETTY, III FAMILY TRUST

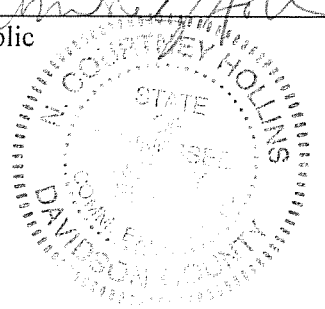
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforementioned, personally appeared Ann Webb Betty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Trustee of that certain Benjamin R. Betty, III Family Trust and that she as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as such Co-Trustee.

Witness my hand and official seal at office, this 6th day of March, 2007.

Notary Public

My Commission Expires: March 21, 2009



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforementioned, personally appeared Benjamin R. Betty, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Trustee of that certain Benjamin R. Betty, III Family Trust and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as such Co-Trustee.

Witness my hand and official seal at office, this 6th day of March, 2007.

Notary Public

My Commission Expires: March 21, 2009

STATE OF ~~TENNESSEE~~ Colorado)
COUNTY OF Eagle)

Before me, a Notary Public of the State and County aforementioned, personally appeared Virginia Dobson Betty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Trustee of that certain Benjamin R. Betty, III Family Trust and that she as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as such Co-Trustee.

Witness my hand and official seal at office, this 28th day of February, 2007.

Notary Public

My Commission Expires: My Commission Expires ~~01/26/2009~~

EXHIBIT A
Real Property Description

Land in the Third Civil District of Davidson County, Tennessee, described according to a survey by Dale & Associates, Inc., 631 West Iris Drive, Nashville, Tennessee, dated October 22, 1986, revised May 18, 1992, Job No. 86241, as follows:

TRACT 1:

Beginning at a point situated in the northeasterly margin of Vultee Boulevard, said point being the southeasterly corner of the tract herein described; thence, leaving said road, N 03 deg. 55' 50" W, a distance of 530.43 feet to a point; thence N 88 deg. 20' 00" E, a distance of 170.20 feet to an iron pin; thence, S 04 deg. 00' 01" E, a distance of 602.50 feet to an iron pin situated in the northeasterly margin of Vultee Boulevard; thence, with said road, N 69 deg. 09' 53" W, a distance of 188.10 feet to the point of beginning and containing 2.216 acres of land more or less.

TRACT 2:

Beginning at a point in the northeasterly margin of Murfreesboro Pike, said point also being the common corner of the land conveyed to Raymond T. Snoddy by deed recorded in Book 3028, page 405, Register's Office for Davidson County, Tennessee; thence N 54 deg. 19' 47" E, a distance of 394.71 feet to an iron pin; thence N 49 27' 04" W, a distance of 140.50 feet to a post; thence N 63 deg. 19' 39" E, a distance of 20.70 feet to a point; thence, N 77 deg. 30' 00" E, a distance of 38.00 feet to a point; thence, N 88 deg. 20' 00" E, a distance of 86.70 feet to a point; thence S 03 deg. 55' 50" E, a distance of 530.43 feet to a point situated in the northerly margin of Vultee Boulevard; thence, with said road, N 69 deg. 09' 53" W, a distance of 332.51 feet to an iron pin situated in the easterly margin of Murfreesboro Pike; thence, with said road, N 49 deg. 40' 59" W, a distance of 107.22 feet to a point of beginning and containing 2.312 acres of land, more or less.

Being the same property conveyed to Ann Webb Betty, Benjamin R. Betty, IV, and Virginia Dobson Betty, Co-Trustees of the Benjamin R. Betty, III Family Trust by Personal Representative's Quitclaim Deed recorded as Instrument Number 20051228-0155717, Register's Office for Davidson County, Tennessee. The said Benjamin R. Betty, III Family Trust was created by Section Five, Item A of the Last Will and Testament of Benjamin R. Betty, III, recorded in Will Book 70, page 690, under Probate Case No. 2005P-199 in the office of the Clerk and Master for Sumner County.

EXHIBIT B

Permitted Exceptions

Taxes for the year 2007, a lien, not yet due or payable.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4139, page 366, Book 4154, page 199, and Book 4159, page 106, all in the Register's Office for Davidson County, Tennessee.

Agreement between F. Compton Wallace and wife, and A. Hugh Bruner and wife, for sewage over-flow on property of Brewer serving land in question recorded in Book 3574, page 536, and being assigned to National Association of Freewill Baptists by instrument of record in Book 3611, page 65, both in the Register's Office for Davidson County, Tennessee.

Unrecorded leases, subleases and parties in possession, including without limitation, the unrecorded lease dated August 16, 2006, by and between Assignor, as Landlord, and AC/DAC, LLC, a Tennessee limited liability company, as Tenant.