WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Junzhong Xu	Mortgage Investors Group	Map 181
7048 Sugar Plum Road	5200 Maryland Way, Ste. 202	Group 1-O-A
Nashville, TN 37211	Brentwood, TN 37027	Parcel 91-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Van A. Cluck and wife, Janet L. Cluck

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Junzhong Xu and wife, Guozhen Luo

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 131, on the Plan of Sugar Valley, Section Five, of record in Instrument 20001204-0118880, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Van A. Cluck and wife, Janet L. Cluck by deed from Primacy Closing Corporation, of record in Instrument 20040527-0062258 and rerecorded in Insrum ent 20040604-0065985, dated May 21, 2004 and recorded May 27, 2004 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 11069, Page 14; Instrument 20001205-0119527, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001204-018880, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7048 Sugar Plum Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 21st day of March, 2007.

Van A. Cluck

Janet L. Cluck

Davidson County DEEDWARR
Recvd: 03/22/07 11:06 2 pg
Fees:13.00 Taxes:899.10
20070322-0034824

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Van A. Cluck and Janet L. Cluck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of March 2007.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.