This document prepared by (and after recording return to):
Name: **Uthaiwan Wong-opasi**
Address: **7033 Somerset Farms Drive**
City: **Nashville**
State: **Tennessee**
Zip: **37221**

Davidson County DEEDWARR
Recvd: 07/17/07 15:31 4 pgs
Fees:23.00 Taxes:620.49
20070717-0085174

WARRANTY DEED
(Individual to LLC)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLAR AND NO CENTS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Uthaiwan Wong-opasi**, an Individual, unmarried, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents, does hereby transfer and convey unto **Career-Prep Language Institute, LLC**, a Limited Liability Company organized under the laws of the state of Kentucky, hereinafter, "Grantee", the following lands and property together with all improvements located thereon lying in the County of **Davidson**, State of Tennessee, to-wit:

Land, house, and all improvements thereupon which is more specifically described in **Book 9396 Page 166 of the Register of Deeds Office, Davidson County, Tennessee** as follows:

MAP-PARCEL NUMBERS: **MAP 141-07-0-B**
PARCEL 004CO
FB (or Field Book) # 094-81727

PLAT BOOK RECORD:
LAND in Davidson County, Tennessee, being **Lot No. 4,** on the Plan of Somerset Farms, Section One, a Planned Unit Development, as of record in **Book 7900, Page 357, Register's Office for Davidson County, Tennessee,** to which said plan reference is hereby made for a more complete and accurate legal description thereof.

PREVIOUS CONVEYANCE RECORD:

BEING part of the same property conveyed to Bernard D. Goldstein D/B/A Bernard D. Goldstein, Builder, by Deed from Somerset Farms, a Tennessee Joint Venture, of record in **Book 9259, Page 173, Register's Office for Davidson County, Tennessee** on July 1, 1994, subject to any and all existing covenants, conditions, restrictions, easements, and set back lines of record.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances; unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor is by warranty deed recorded in the office of the Register of Deeds in Book **9396**, at page **166**, of **Davidson** County, Tennessee and by a Divorce Decree, entered on the **5th day of December, 2006**, in Case No. **27445 Uthaiwan Wong-opasi, Ph.D. v. Kah Eng Kuah** in the Chancery Court of Williamson County, State of Tennessee, which is simultaneously recorded herewith. See 20070717.0085173

WITNESS Grantor's hand this the 13th day of **July, 2007**.

Grantor
Uthaiwan Wong-opasi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of July, 2007 before me personally appeared **Uthaiwan Wong-opasi** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public

Commission Expires:

MY COMMISSION EXPIRES:
May 2, 2011

Grantor's Name and Address

Uthaiwan Wong-opasi
7033 Somerset Farms Drive
Nashville, TN 37221

Grantee's Name and Addr

Career-Prep Language Institute, LLC.
P.O. Box 1090
Fort Campbell, KY 42223

SEND TAX STATEMENTS TO GRANTEE

Maximum principal indebtedness for Tennessee recording tax purposes is **ONE DOLLAR AND NO CENTS (1.00).**

State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$167,700.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of July, 2007.

Affiant

GTHAIWAN WONG-OPAS1

Notary Public

Rebecca Ferguson
Davidson Cty. TN

(Seal)

My commission expires:

MY COMMISSION EXPIRES:
May 2, 2011