Davidson County DEEDWARR
Recvd: 08/15/07 09:46 3 pgs
Fees:18.00 Taxes:4033.00
20070815-0097454

THIS INSTRUMENT PREPARED BY: **JAMES T. JOHNSTON, JR., LLC** **900 Circle 75 Parkway** **Suite 1125** **Atlanta, Georgia 30339** **(770) 859-9888**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00. Affiant Subscribed and sworn to before me, this 14 day of August, 2007. Notary Public My Commission Expires:

DEBORAH J STEMLE NOTARY PUBLIC PAULDING CO., GEORGIA MY COMMISSION EXPIRES SEPTEMBER 16 2007

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to New Owner	Tax Information:
Sunrise Mkt, Inc. 8993 Highway 100 Nashville, TN 37221	Sunrise Mkt, Inc. 8993 Highway 100 Nashville, TN 37221	Map and Parcel No. 168.00-80.00

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, JP INTERNATIONAL, INC., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SUNRISE MKT, INC., a Tennessee corporation("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 8993 Highway 100, Nashville, TN 37221

Derivation Clause: The instrument constituting the source of Grantor's interest in the subject property was a Warranty Deed from Y & Y Market Place, LLC to JP International, Inc. of record in Instrument Number 20051228-0155563 Register's Office for Davidson County, Tennessee.

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 this 7th day of August 2007.

GRANTOR:

JP INTERNATIONAL, INC.

Witness

By: _____
Sang W. Park, President

Witness

Attest: _____
Eun M. Park, Secretary

STATE OF GEORGIA)
COUNTY OF COBB)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Sang W. Park, 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 and who further acknowledged that he is President of JP International, Inc. 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 the maker.

Witness my hand and official seal at office, this 7th day of August, 2007.

Notary Public

My Commission Expires: DEBORAH J STEMLE NOTARY PUBLIC PAULDING CO., GEORGIA MY COMMISSION EXPIRES SEPTEMBER 16 2007

STATE OF GEORGIA)
COUNTY OF COBB)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Eun M. Park, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Secretary of JP International, Inc. 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 the maker.

Witness my hand and official seal at office, this 7th day of August, 2007.

Notary Public

My Commission Expires: DEBORAH J STEMLE NOTARY PUBLIC PAULDING CO., GEORGIA MY COMMISSION EXPIRES SEPTEMBER 16 2007

Exhibit "A"

Being a tract or parcel of land located in the Ninth Civil District of Davidson County, Tennessee, said tract being the property conveyed to Tina Marie Anderson by instrument of record in Book 8632, Page 493, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Benny M.. Cantrell, Tennessee RLS #1638, dated June 11, 2005 as follows:

Beginning at a point in the southerly right of way line of Highway 100, said point being the northwesterly corner of property conveyed to Timothy L. Anderson and wife, Tina Anderson by instrument of record in Book 10844, page 79, Register's Office for Davidson County, Tennessee and being the northeasterly corner of the herein described tract; thence leaving said right of way line with the westerly line of said Timothy Anderson property South 12 degrees 30'00" East 1853.94 feet to an existing iron pin; thence, leaving said westerly line with the northerly line of property conveyed to the Chamundi/Hirayna and Saraswathi Devi Gowda Charitable Trust by instrument of record in Instrument No. 20001102-0108991, Register's Office for Davidson County, Tennessee, South 82 degrees 53' 53" West 216.67 feet to an iron rod; thence leaving said northerly line with the easterly line of property conveyed to Gowda and Bhat Family Limited Partnership by Instrument of record in Book 10669, page 415, Register's Office for Davidson County, Tennessee, North 13 degrees 03'00" West, 8121.76 feet to an existing iron pin located in the southerly right of way line of Highway 100; thence leaving said easterly line with the southerly right of way line of Highway 100 North 72 degrees 52'00" East, 28.62 feet to an iron rod; thence continuing South 17 degrees 08'00" East, 7.00 feet to an existing concrete monument;thence North 72 degrees 52'00" East 204.78 feet to an existing iron pin and the point of beginning.

Being the same property conveyed to JP International, Inc., a Tennessee corporation by deed dated December 19, 2005 from Y&Y Market Place, a Tennessee limited liability company of record in Instrument Number 20051228-0155563, Register's Office for Davidson County, Tennessee.