Davidson County DEEDWARR
Recvd: 11/01/07 16:10 3 pg:
Fees:18.00 Taxes:3137.60
20071101-0129180

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jimmy Lee and wife, Ting S. Lee	New Owner	Map & Parcel
115 Joshuas Run		096-05-00-8900
Goodlettsville, TN 37072		13118 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sheng Chuan Lin** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jimmy Lee and wife, Ting S. Lee** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

The above described real property is not the homestead of Shen Chuan Lin and never has been and is commercial investment property owned by Shen Chuan Lin.

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years.
2. Any and all matters appearing of survey of Cumings Associates by William A. Cumings, licensed surveyor dated 12-24-07, job no. 87-135(S).

This is improved property commonly known 150 Donelson Pike, Nashville, TN 37214.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $848,000.00.

Affiant

Subscribed and sworn to before me this 27-1 day of October, 2007.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES September 19, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of September, 2007.

Sheng Chuan Lin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Sheng Chuan Lin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of October, 2007.

Notary Public

ROBERT ALAN TESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES, September 19, 2009

EXHIBIT A

Land in Davidson County, Tennessee, being Parcel 89, on Property Map 96-5 and, according to a survey by Cummings Associates Land Surveyors, performed on December 24, 1987, more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Donelson Pike being the southeast corner of property acquired by S.M. Bradley, et ux in Book 1909, page 397, said Register's Office; thence, South 0 degrees 25 minutes 28 seconds East with the westerly margin on Donelson Pike 149.70 feet to an iron pin; thence, North 87 degrees 13 minutes 46 seconds, West 139.11 feet to an iron pin; thence, North 2 degrees 30 minutes 0 seconds East 149.97 feet to an iron pin; thence, South 87 degrees 0 minutes 46 seconds East with Bradley's southerly lines 131.48 feet to the point of beginning, containing 0.465 acres, more or less.

Being the same property conveyed to Sheng Chuan Lin, the remaining 50% undivided interest by quitclaim deed dated May 26, 1993 from Boon Hong Teh and wife, Lang Teh of record in Book 9030, page 926, said Register's Office. Further being the same property conveyed to Sheng Chuan Lin, a 50% undivided interest by quitclaim deed dated January 5th, 1993 from Boon Hong Teh and wife, Lang Teh of record in Book 8833, page 2, said Register's Office.