Davidson County DEEDQC
Recvd: 04/18/08 08:42 2 pgs
Fees:12.00 Taxes:0.00
20080418-0039277

This instrument prepared by
And Return To:
Homeland Title, LLC
1896 General George Patton Dr
Franklin, TN 37067

Map & Parcel: 106-16-046 03

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt all of which is hereby acknowledged, I/We, **John Wang a/k/a Wei John Wang,** hereinafter called the Grantors, have bargained and sold, and do hereby Quitclaim and convey unto **Wei John Wang and wife, Yu Hu,** hereinafter called the Grantees, their heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, together with all buildings and improvements thereon or thereunto belonging, and being the westerly 75 feet of Lot 4, all of Lot 5 and the easterly 25 feet of Lot 6 on the unrecorded plat of part of the property of Martin Theatres of Nashville, Inc. described according to a survey prepared by Ragan-Smith Associates, Inc., dated March 25, 1996 as follows:

Beginning at an existing railroad spike in the southwesterly right of way margin of Murfreesboro Road, U.S Hwy. 41 and 70S, State Route 1, a 112-foot right of way, said spike being situated 333 feet, more or less, from the westerly end of the southwest return curve at the intersection of Murfreesboro Road and Thompson Lane; thence,

1. Leaving the southwesterly right of way of Murfreesboro Road and with the northwesterly line of The Krystal Company of record in Book 6253, Page 875, Register's Office for Davidson County, Tennessee, S 39 deg. 32'OO" W, 170.05 feet by survey (S 39 deg. 32'OO" W, 170.00 feet by deed) to an existing railroad spike in the northerly line of Belz Investco L P. of record in Book 7744, Page 139, Register's Office for Davidson County, Tennessee; thence,

2. With the northerly line of Belz Investco L.P., N 48 deg. 56'40" W, 199.99 feet by survey (N 50 deg. 28' W, 200.90 feet by deed) to an existing railroad spike; thence,

3. With the southeasterly line of Belz Investco L.P., N 39 deg. 29'31" E, 164.60 feet by survey (northeasterly, 164.56 feet by deed) to an existing railroad spike in the southwesterly right of way of Murfreesboro Road; thence,

4. With the southwesterly right of way of Murfreesboro Road, S 50 deg. 30'20" E, 200.04 feet by survey (S 50 deg. 28' E, 200.00 feet by deed) to the Point of Beginning.

Being the same property conveyed to John Wang, by deed from Shoney's Properties Group 1, LLC, dated December 9, 2003 and filed of record as Inst. No. 200312220181828 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 1055 Murfreesboro Pike, Nashville, TN 37217

Witness my/our hand(s) this 14th day of April, 2008.

John Wang

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand, at office, this 14th day of April, 2008

NINA TODD HANSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 4-4-2011

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2008.

WILLIAM C. GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
My Commission Expires March 7, 2010

owner

Send Tax Bills To:
Wei John Wang & Yu Hu
2720 Nolensville Pike, Ste 200
~~Nashville~~, TN 37211