Davidson County DEEDWARR
Recvd: 12/31/08 09:33 6 pgs
Fees:33.00 Taxes:8254.70
20081231-0123793

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, Tennessee 37219

Address New Owner And Send Tax Bills To:

Anthony Chikuo Lee, Trustee
607 Commons Drive
Gallatin, TN 37066

Parcel Identification Number:

Map 075-13-0, Parcel 246.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Baeck, Inc.**, a Tennessee corporation (hereinafter referred to as "the Grantor" or "it"), has bargained and sold, and by these presents does transfer and convey unto **Anthony Chikuo Lee, trustee of The Celia Liping Lee And Kuo Lin Lee Irrevocable Trust Of December 26, 2008, For The Benefit Of Ernest Chichung Lee**, a Tennessee trust; **Anthony Chikuo Lee and Ernest Chichung Lee, trustees of The Celia Liping Lee And Kuo Lin Lee Irrevocable Trust Of December 26, 2008, For The Benefit Of Beatrice Chihua Lee**, a Tennessee trust; and **Ernest Chichung Lee, trustee of The Celia Liping Lee And Kuo Lin Lee Irrevocable Trust Of December 26, 2008, For The Benefit Of Anthony Chikuo Lee**, a Tennessee trust (hereinafter collectively referred to as "the Grantee"), as equal one-third tenants-in-common, certain real property situated in the Davidson County, Tennessee, which property is

more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as "the Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that it is lawfully seized and possessed of the Property; that it has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 31st day of December, 2008.

BAECK, INC.,
A Tennessee Corporation

By: _____
Celia Liping Lee, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,231,100.00.

_____, Trustee
Affiant

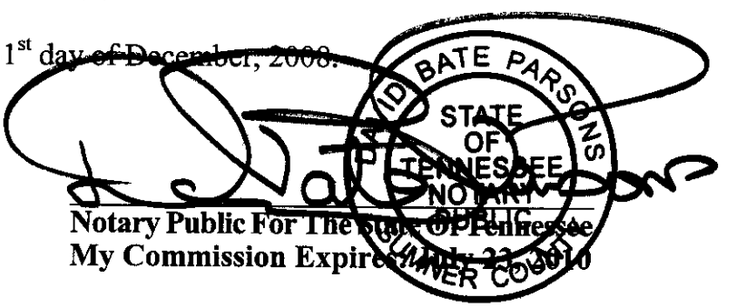
Subscribed and sworn to before me, this the 31st day of December, 2008.

Notary Public For The State Of Tennessee
My Commission Expires: July 23, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Celia Liping Lee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged herself to be the president of Baeck, Inc., a Tennessee corporation, and that she, as such officer, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the corporation as such officer.

WITNESS my hand and seal, this 31st day of December, 2008.



Notary Public For The State Of Tennessee
My Commission Expires July 22, 2010

Exhibit A

Property Description

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northwestern margin of Lebanon Road at the northeasterly corner of the United States Government property as of record in Book 6760, Page 91, Register's Office for Davidson County, Tennessee, said point being 427.0 feet north of the center line of Jacksonian Drive; thence leaving said right of way N 58° 10' W 359.53 feet to a point in the easterly right of way of Bonnaford Drive (25 feet from the centerline thereof); thence with the easterly right of way of Bonnaford Drive N 31° 50' E 309.97 feet to a point; thence S 58° 15' E 356.95 feet to a point in the westerly right of way margin of Lebanon Road (U.S. Highway 70); thence, with a chord of a curve having a radius of 3,211.49 feet, S 30° 42' W 121.44 feet to a point; thence S 31° 47' W 189.10 feet to the point of beginning, containing 2.555 acres, more or less.

Being of the same property conveyed to Baeck, Inc., by deed of record in Book 6911, Page 961, Register's Office for Davidson County, Tennessee.

This is improved property known as 3908 Lebanon Pike, Hermitage, Tennessee 37076.

Exhibit B

Exceptions

1. Restrictive covenants set forth in an agreement of record in Book 4620, Page 221, as amended in Book 6760, Page 97, in the Register's Office for Davidson County, Tennessee.

2. Easements for utilities serving the premises herein described.

3. 2008 Davidson County Taxes for Map/Parcel 075 13 0 246.00, a lien now due and payable.

4. All matters shown on the plan of record in Book 4595, Page 114, in the Register's Office for Davidson County, Tennessee.