Record & Return to:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21939-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Hon Fa Inc. 909 Rivergate Parkway Goodlettsville, TN 37072	New Owner	Map 034-02 Parcel 083

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, RIVERGATE REALTY, L.L.C., a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HONG FA INC., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 1 on the Plan of Allstate Realty Subdivision, of record in Plat Book 4660, Page 105, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Rivergate Realty, L.L.C., a Tennessee limited liability company, by Deed from S&A Properties Corp., a Delaware Corporation, of record in Book 11008, Page 817, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 909 Rivergate Parkway, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20090048765 DEEDWARR
Recvd: 07/20/09 12:58 3 pgs
Fees:18.00 Taxes:3885.00
20090720-0067788

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14 day of July 2009.

RIVERGATE REALTY, L.L.C.
a Tennessee limited liability company

By: M. Duane Lewis
Duane Lewis, Member

STATE OF Alabama
COUNTY OF Shelby

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Duane Lewis, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of Rivergate Realty, L.L.C., a Tennessee limited liability company, the within named bargainor, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal at Pelham, Alabama, this 15 day of July 2009.

Brenda H. Clayton
NOTARY PUBLIC

My Commission Expires: 4-20-13

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00

Affiant

Subscribed and sworn to before me this 15 day of July 2009.

M L Hickernell
Notary Public
My commission expires 8-9-09

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 4660, Page 105, Register's Office for Davidson County, Tennessee.