[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Shu Qian Xu, Dong Lian Sun and Gong Yu Hsu and Xilin Xu		Map/Parcel -
333 Homestead Rd	SAME	06004000400
Nashville, TN 37207		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, 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 **William M. Coats, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Shu Qian Xu, Dong Lian Sun, Gong Yu Hsu and Xilin Xu as joint tenants with right of survivorship** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING PART OF LOT B-6 AND B-7 ON THE PLAN OF TAMBLE SUBDIVISION, OF RECORD IN BOOK 974, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF HOMESTEAD ROAD, 60 FEET WESTERLY FROM THE COMMON CORNER OF LOTS B-6 AND B-7, THIS BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOHN EDWARD HASKINS AND WIFE, OF RECORD IN BOOK 2702, PAGE 209; THENCE WITH HASKINS' EASTERLY LINE N 3 DEG. E 190 FEET TO A POINT; HASKINS' NORTHEAST CORNER; THENCE WITH HASKINS' NORTHERLY LINE S 89 DEG. 32' W, 75 FEET TO AN IRON PIN ON THE EAST LINE OF ERNEST V. LEE'S LOT; AS CONVEYED BY DEED OF RECORD IN BOOK 1849, PAGE 557, SAID REGISTER'S OFFICE; THENCE WITH LEE'S EASTERLY LINE ALONG A FENCE, N 3 DEG. E, 337.2 FEET TO A CORNER POST; THENCE N 89 DEG. 51' E, 169.9 FEET TO A POINT IN THE WEST LINE OF LOT OF FRED C. YOUNG; THENCE WITH YOUNG'S LINE, ALONG A FENCE S 2 DEG. 38' E, 426.6 FEET TO AN IRON PIN IN THE NORTH MARGIN OF HOMESTEAD ROAD; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 137.4 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 1341, PAGE 347 AND IN BOOK 3766, PAGE 537, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. COATS BY TRUSTEE'S DEED OF RECORD IN INSTRUMENT NUMBER 20090821-0078886 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. .

This conveyance is subject to the following:

1. Taxes for the year 2009, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF TAMBLE, as recorded in Plat Book 974, Page(s) 31, Register's Office for Davidson County, Tennessee.
3. Easement for Drainage, recorded in Book 3157, Page 223, said Register's Office.
4. Easement for Ingress-Egress, recorded in Book 3766, Page 537 said Register's Office.
5. Easement for Right-of-Way, recorded in Book 1341, Page 374, said Register's Office.
6. Easement recorded in Book 2393, Page 590, said Register's Office.

This is improved property commonly known as: 333 Homestead Rd., Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20090061145 DEEDWARR
Recvd: 09/04/09 13:49 2 pgs
Fees:13.00 Taxes:373.70
20090904-0083552

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $101,000.00

Affiant

Subscribed and sworn to before me this 2nd day of September, 2009

My Commission Expires:
My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs 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 2nd day of September, 2009.

William M. Coats

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2009, before me personally appeared William M. Coats to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY