BILL GARRETT, Davidson County
Trans:T20100078213 DEEDWARR
Recvd: 12/13/10 09:57 4 pgs
Fees:23.00 Taxes:7455.50
20101213-0098870

GENERAL WARRANTY DEED

This instrument was prepared by Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner	Send Tax Bills To:	Map/Parcel
Shan-Ren Zhou and Qiao Han 1720 Richbourg Park Drive Brentwood, TN 37027	Shan-Ren Zhou and Qiao Han 1720 Richbourg Park Drive Brentwood, TN 37027	10407055800

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $2,015,000.00.

Affiant

Sworn to and subscribed before me this 9th day of December, 2010.

My commission expires: 11/7/2011

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, Gadsden III Partners, a Tennessee general partnership (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said Shan-Ren Zhou and wife, Qiao Han (collectively the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described as follows:

A tract or parcel of land located in Davidson County, Tennessee, More particularly described according to the survey of Steven D. Delle, R.L.S. No. 1710, dated May 2, 2000, as follows:

Beginning at an iron rod situated in the southerly margin of Blakemore Avenue, said point being the northeast corner of the Natchez Trace Church of Christ property of record in Book 4837, page 399, Register's Office for Davidson County, Tennessee.

Thence, along said road, South 85 degrees 09 minutes 37 seconds, East, a distance of 61.42 feet to an iron rod;

Thence, along said road, South 85 degrees 19 minutes 25 seconds East, a distance of 50.01 feet to an iron rod;

Thence, leaving said road, South 03 degrees 18 minutes 24 seconds West, a distance of 242.06 feet to an iron road situated in the northerly margin of Alley No. 801;

Thence, along said alley, North 86 degrees 38 minutes 23 seconds West, a distance of 111.36 feet to an iron rod;

Thence, leaving said alley, North 03 degrees 18 minutes 00 seconds East, a distance of 244.80 feet to the point of beginning and containing 27,108.012 square feet or 0.622 acres of land more or less.

Being the same property conveyed to Gadsden III Partners, a Tennessee General Partnership by deed dated May 2, 2000, recorded May 4, 2000, of record in Instrument No. 200005040044962, Register's Office for Davidson County, Tennessee from David Dunn a.k.a. David Ethan Dunn, Ann Wilson a.k.a. Ann Dunn Wilson, Margaret Goebel a.k.a. Margaret Dunn Goebel, John Steele a.k.a. John Gilbert Steele, Roy Steele a.k.a. Roy David Steele, and Susan McKinney Steele, a.k.a. Suda McKinney, Devisees under the Last Will and Testament of Harold E. Steele.

This is improved property known as: 2707 and 2709 Blakemore Avenue, Nashville, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 9th day of December, 2010.

GRANTOR: Gadsden III Partners,
a Tennessee general partnership

By: Kevin McGinn, Partner

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kevin McGinn, Partner of Gadsden III Partners, a Tennessee general partnership**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Partner of Gadsden III Partners, a Tennessee general partnership, the within bargainor, and partnership, and that he as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by the said Kevin McGinn, as Partner of Gadsden III Partners, a Tennessee general partnership.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 9th day of December, 2010.

Notary Public

My Commission Expires: 11.7.2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Permitted Exceptions]

1. Subject to all notes, easements, and restrictions of record.

2. Subject to Stormwater Detention Agreement of record in Instrument No. 20001006-0099699, Register's Office for Davidson County, Tennessee.

3. Taxes for the year 2011 and subsequent years, a lien, not yet due and payable.

KMC