Davidson County DEEDWARRSP
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Fees:38.00 Taxes:6463.53
20120125-0007013

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:

14908005000 & 14908005200

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, **Kuo L. Lee** and **Celia Liping Lee** (hereinafter collectively referred to as "the Grantors" or "they"), have bargained and sold, and by these presents do 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 Grantees"), 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 Grantors, 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 Grantees, their 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 Grantors covenant that they are lawfully seized and possessed of the Property; that they have 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 Grantors will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantors, but not otherwise.

Whenever in this instrument the terms Grantors and Grantees 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 Grantors have executed this deed on this 31st day of December, 2011.

Kuo L. Lee

Celia Liping Lee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $1,746,900.00.

Affiant

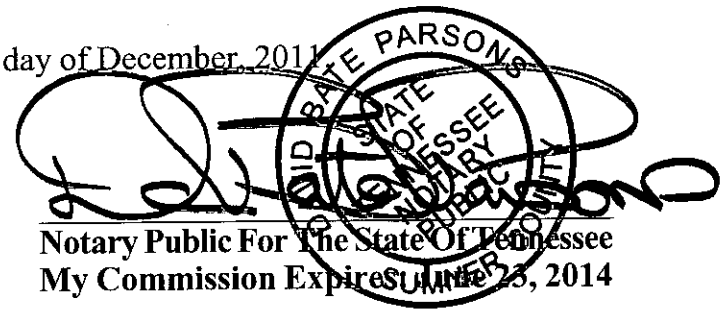
Subscribed and sworn to before me, this the 31st day of December, 2011.

Notary Public For The State Of Tennessee
My Commission Expires: June 23, 2014

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kuo L. Lee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 31st day of December, 2011.

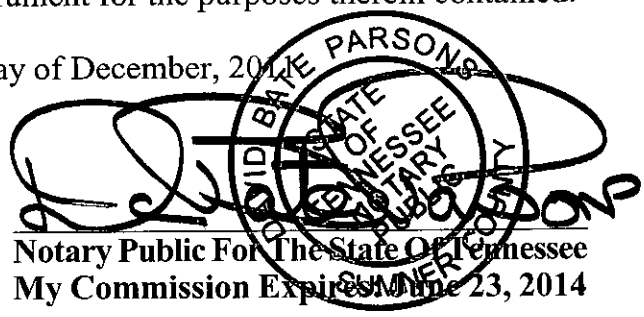


Notary Public For The State Of Tennessee
My Commission Expires June 23, 2014

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Celia Liping Lee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 31st day of December, 2011.



Notary Public For The State Of Tennessee
My Commission Expires June 23, 2014

Exhibit A

Property Description

Land in Davidson County, Tennessee, being described as follows:

TRACT NO. 1: Being Lot No. 1 on the Plan of Turner Commercial Park as of record in Book 4350, Page 153, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

TRACT NO. 2: Being Lot No. 3 on the Plan of the Resubdivision of Lots 2 and 3 of Turner Commercial Park as of record in Book 4885, Page 108, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Kuo L. Lee and Celia Liping Lee, by deed from Klee Investment Co., Inc., of record as Instrument No. 20090102-0000077, in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE, BUT EXPRESSLY EXCLUDED THEREFROM is that land conveyed to the Tennessee Department of Transportation by deed of record in Book 10042, Page 43, in the Register's Office for Davidson County, Tennessee, and that property conveyed pursuant to Consent Judgment and Final Decree of record as Instrument No. 20000927-0095547, in the Register's Office for Davidson County, Tennessee.

Also conveyed is an easement for ingress and egress pursuant to Agreement of record in Book 7222, Page 954, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 494 Bell Road (2640 Murfreesboro Road) and 474 Bell Road, Nashville, TN 37217 (Map/Parcels: 14908005200 & 14908005000).

Exhibit B

Exceptions

1. Right-Of-Way Easement of record in Book 437, Page 22, in the Register's Office for Davidson County, Tennessee.

2. Driveway Easement of record in Book 6532, Page 609, in the Register's Office for Davidson County, Tennessee.

3. Easements for utilities serving the premises herein described.

4. All matters shown on the plan of record in Plat Book 4350, Page 153, as amended in Plat Book 4885, Page 108, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee Ann Campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/08/2013

